
Batch Plant Procedure

The Development Services Department has established this procedure in an effort to expedite the review and permitting of Batch Plants for large Commercial and Industrial projects. The following are guidelines to be used for locating and operating this equipment.

- The equipment shall be located so as to reduce, to the greatest extent possible, the environmental impact on the City, surrounding community and especially residential properties. To that end, the following will be the minimum requirements for locating the equipment. Please note that these requirements are minimums, additional requirements may be necessary based upon plant size, operation and property location.
 - A minimum separation of 1,000 feet shall be provided from the *Batch Plant Assembly Area* and any *Residential Use*.
 - Sound/noise shall be limited to no more than 60 decibels at the property line.
 - Lighting, where provided, shall be located so as to not shine directly at or on any residential use. Lighting shall, to the greatest extent possible, be located so that the luminaires point away from all residential uses. Where lighting cannot be directed away from residential uses, full cutoff luminaires shall be provided.
- Fire Department Access Road(s) must be provided.
- Site plans shall be submitted to the Development Services Department for review and approval. Development Services will route to Fire Marshal for review and approval.
- The Building Official, shall not issue a Certificate of Occupancy, Certificate of Completion, or Final Inspection for any use or occupancy where a batch plant has not been removed from the property.
- No equipment may be placed on site, nor erected, until such time as a building permit is issued.

Construction Documents

Construction Documents shall be provided for review that include, at a minimum:

- Scaled area plan showing the proximity of all structures and uses within $\frac{1}{4}$ mile of the Batch Plant Assembly Area.
- Site plan showing the following:
 - Location of all batch plant equipment
 - Location of material storage piles
 - Fire Department Access road(s)
 - All storage facilities for any material including water and fuels
 - Generator(s)
 - Fire Extinguishers
- Electrical Plan

- One-line diagram showing:
 - Generator size in KVA, Voltage, Phase, AIC and Short Circuit Current Ratings
 - Electric Service Size, Amperage, Voltage, Phase, AIC and Short Circuit Current Ratings
 - Conductor size and insulation type
 - Where cords are used, the type of connectors/connections to be used
 - Overcurrent device sizes and types
 - Grounding electrode system(s)
 - Bonding of equipment
- For each piece of equipment:
 - Control Panel ratings including voltage, phase, MCA, MCOP and Short Circuit Current Ratings
 - Size of all motors connected
 - Where motors or equipment are to be installed, wired or connected in the field, show conductor size, equipment location and overcurrent protective device size
- Minimum separation of 6 feet for any equipment supplied by the electrical distribution system
- Location of all panels, control panels, generators and disconnecting means

Definitions

Batch Plant Assembly Area: A minimum radius of 100 feet surrounding any batch plant equipment and includes, but is not limited to: generators, conveyors, offices, scales, mixing systems and material storage piles.

Fire Department Access Road: IFC section 503.1.7 Surface. The access roadway surface is usable in all weather conditions. Temporary fire apparatus access roads shall be constructed as follows: Minimum 6 inches of native soil compacted to 95% of standard proctor density (ASTM D698), and Minimum 4 inches of aggregate base compacted to 100% of standard proctor density (ASTM D698). The surface of temporary fire apparatus access roads may differ from the above requirements if it is shown that the surface provided is sufficient to support an imposed live load of 75,000 pounds with a maximum axle load of 24,000 pounds

Residential Use: Any building or structure whose primary purpose is to provide complete and independent living facilities for one or more persons, including permanent provisions for living, sleeping, cooking, and sanitation. Residential uses include, but are not limited to: Single Family Dwellings, Apartments, and mobile (manufactured) housing.