# Board of Director's Meeting Agenda

**THURSDAY, September 17th, 2026 - 3:00 PM**

**Harrigan Centennial Hall Room 6, 330 Harbor Drive**

## Regular Meeting

| | | |
|---|---|---|
| A. | Call to Order | Acknowledge |
| B. | Roll Call | Acknowledge |
| C. | Approval of Minutes | Motion to Approve |
| | **July 16th, 2026** | |
| D. | Correspondence & Other Information | Acknowledge/Questions |
| E. | Changes/Deletions to Agenda | Change/Add/Delete |
| F. | Reports | |
| G. | Persons To Be Heard *(For items OFF the agenda - not to exceed 3 minutes)* | |
| H. | Unfinished Business | |
| | 1. GPIP Haul Out – Uninsured vessels | Discussion/Recommendation |
| I. | New Business | |
| | 1. Raven Frog Fibers Lease Request | Discussion/Recommendation |
| J. | Persons To Be Heard *(For items ON or OFF the agenda - not to exceed 3 minutes)* | |
| K. | Adjournment | |

## The Mission

**It is the mission of the Gary Paxton Industrial Park Board and management, by direction of the Sitka Assembly, to strategically develop the park in a fiscally responsible manner that maximizes its economic benefit to the community through creation of meaningful jobs in conformance with established community plans and policies.**

## Gary Paxton Industrial Park – Board of Directors Meeting
## July 16, 2026 3:00 pm
## Harrigan Centennial Hall Room 6

**A. CALL TO ORDER:** Scott Wagner, called the meeting to order at 3:00 pm

**B. ROLL CALL**

**Members Present:** Scott Wagner, Casey Campbell, Mike Johnson, Chad Goeden (3:03pm arrived via Zoom)

**Members Absent:** Lauren Howard

**Staff Present:** Garry White

**City Representatives:** John Leach

**Others Present:** Jeremy Serka (PJM), Arctic Blue Waters

**C. Review of Minutes** – June 18, 2026

**Motion:** **M/S Johnson/Campbell** to approve the minutes of June 18, 2026.

**Action:** **Motion Passed (3/0)** on a voice vote

**D. Correspondence & Other Information -** None

**E. Changes / Deletions to Agenda** – None

**F. Reports** – Mr. White shared the CBS Assembly has adopted and pass the updated GPIP Zoning Code Use Tables. The RFPs for Lot 6 and 16b will be going to the Assembly on July 28th for their review and approval hopefully.

**G. Persons to Be Heard-** None.

**H. Unfinished Business** –

1. **GPIP Haul Out – Uninsured Vessels**

The board discussed a motion to approve the uninsured vessel haul-out form, which would allow a $5,000 bond as an alternative to cash. The board agreed that it allows flexibility for the fleet. Mr. Serka suggested exploring trade credit insurance as an alternative to a bond, explaining it would be simpler and potentially cover the city and contractors.

**Motion: M/S Johnson/Campbell -** move to recommend the uninsured vessel haul-out form, with the understanding that a $5,000 bond could be used as an alternative option to cash.

**Action: Passed (4/0)** on a roll call vote.

**2. PJM Vessel Movement Permit**

Mr. White shared that, moving forward, he doesn't feel the board needs to approve anything here as they already approved the permit regulations and the Assembly concurred. The public works director will issue a permit; if he does not, then the board can appeal. The process will be between the applicant and the approving staff, and the GPIP board will handle appeals.

**3. Arctic Blue Waters Extension Request**

Mr. White shared that Arctic Blue Waters is requesting an extension on their current contract. Mr. Paley of Arctic Blue Waters explained that geopolitical changes and new market opportunities have made its water export plan more viable. They clarified that the current contract is non-exclusive and that they need $1.5 million for final engineering work and to secure long-term customer agreements and project finance. Mr. Goeden expressed concerns about granting another free extension after the previous one, suggesting that some financial contribution from the company would be appropriate to benefit Sitka taxpayers.

The board discussed that while this contract is not exclusive, not a gallon of water has been exported yet, and that Sita taxpayers deserve for this to be a marketable revenue source.

The Arctic Blue Waters team shared in detail how the water market is changing and that, after current tensions in the Middle East and other issues worldwide affecting water supply sources, many countries are realizing that desalination plans are not the best option. Many countries are now exploring options like importing terminals for water, so this contract is truly becoming something that will meet a need. They explained that nothing like that has ever been done before, so gaining buy-in for financing has been difficult, but that the water marketing is now primed for solutions like this.

While the board agreed and appreciated the ingenuity and financing required to make this happen, they feel a small payment to secure the contract for another year, which entitles them to 2 billion gallons of water, is appropriate. While it is not an exclusive water contract the board all agreed it required the city to hold 2 billion gallons for Arctic Blue Waters while making no money on it.

Arctic Blue Waters shared that they did not agree with this sentiment and explained that the contract is not exclusive, that the city has 6 billion additional gallons of water that no one else is currently vying for, and that they are actively working towards making this contract a reality by hiring additional team members focusing heavily on this project.

**Motion:** **M/S Goeden/Campbell** move to recommend Arctic Blue Waters one-year bulk water contract extension for $10,000, and $5,000 annually for future extensions.

After board discussion Mr. Goeden amended the motion to the below.

**Motion:** **M/S Goeden/Campbell** move to amend the dollar amount to $25,000 and not include any verbiage about future years.

**Action:** **Passed (3/1)** on a roll call vote.

**Motion:** **M/S Goeden/Campbell** move to recommend Arctic Blue Waters one-year bulk water contract extension for $25,000.

**Action:** **Passed (3/1)** on a roll call vote.

**I. Persons to be Heard**

**J. Adjournment**

**Motion:** **M/S Wagner/Goeden** move to adjourn the meeting at 4:11pm.

**Action:** **Passed (3/1)** on a voice vote.

FORTRESS OF THE BEAR

Sitka, Alaska

**Date:** August 6th, 2026

**To:** Garry White, Executive Director, Sitka Economic Development Association

**From:** Fortress Board of Directors

**Subject:** Commercial burning at GPIP

Dear Garry,

In May a WW II vintage building was demolished on Japonski Island. The debris was hauled to GPIP and burned in the center of the site over a period of several days.

It is our understanding that the contractor had acquired the appropriate burning permits, although there was no obvious air monitoring at GPIP during burning operations.

The prevailing wind at GPIP is from the south. This resulted in thick clouds of acrid smoke and ash enveloping Fortress of the Bear, and at times the Silver Bay Seafoods bunkhouses.

The industrial park has developed rapidly over the years and there is now a substantial population of people working and visiting the site. When we consider the potential impacts to our employees, visitors, and the bears in our care at Fortress of the Bear, we question whether it is appropriate and safe to perform major debris burns at GPIP in the future.

In prior years debris burning was conducted at the Granite Creek Industrial Site. Considering that the prevailing wind at Granite Creek pushes smoke away from inhabited areas, it may be a better site for burning.

We appreciate you consideration of our concerns.

Sincerely,

Lee W. Bennett

Lee Bennett, Chair Fortress of the Bear Board of Directors

**A sanctuary striving to reduce human-bear conflict through education, action, and community engagement while providing lifelong protection and enriching care to bears orphaned as cubs.**

329 Harbor Drive, Suite 212, Sitka, AK 99385
Phone: 907-747-2660

Monday, September 14, 2026

MEMORANDUM

TO: GPIP Board of Directors

FROM: Garry White, Director

SUBJECT: Gary Paxton Industrial Park (GPIP) Management Report

1. **GPIP Dock**

The GPIP Dock was open for business in 2018. GPIP Dock revenues have increased each fiscal year.

The 2025 GPIP dock successfully hosted 18 cruise ship ports of calls in 2025. The dock was additionally used by tour companies to onload and offload passengers. Commercial fishing vessels also have been using the dock to conduct in-water boat work and gear transfer. **(11/17/25)**

The 2026 GPIP Dock currently has 30 ports of calls scheduled. **(02/16/2026)**

2. **Marine Services Industries at the GPIP.**

On October 4, 2022, the citizens of Sitka voted to appropriate ~$8.18 million dollars from the Sitka Permanent Fund for the development of a haul out and shipyard at the Gary Paxton Industrial Park (GPIP).

CBS and GPIP staff developed a GPIP Vessel Haul Out Development Project Charter (attached) that outlines the project goals, project scope, and timeline for moving the development forward.

Both the GPIP Board and Assembly approved a conceptual design for the haul out. **(09/01/2023)**

Final design for Phase 1 has been completed. A firm fixed bid with Western Marine has been agreed to with a fixed lumped sum of $6,248,364. (Note: Construction costs came in roughly $1,055,000 above estimated costs). **(8/21/2024)**

The GPIP Board and CBS Assembly approved additional funding of $850k toward the haul out project, bringing total project cost to ~$10.1 million. The GPIP Board reviewed and made recommendations on a scope of work package to operate the haul out including, a draft operator agreement and an invitation to bid on proposed services at its 1/16 meeting. **(01/08/25)**

The GPIP Board met on January 16th, 2025, and recommended approval of the draft Operating Agreement for the Marine Vessel Haul Out and Shipyard Operations at the Gary Paxton Industrial Park, and the Invitation to Bid. The CBS Assembly approved the GPIP Board recommendations at its January 28th, 2025.

A bid proposal from Highmark Marine Fabrication LLC (Highmark) was received on February 13th. The GPIP Board met on February 20th to discuss the Highmark proposal and requested a work session to further discuss the proposal.

The GPIP Board held a work session and regular meeting on March 13th to discuss the Highmark proposal. The Board recommended accepting Highmark's bid, without including a portion of the bid related to leasing warehouse space.
The CBS Assembly met on March 25th and approved to accept the Highmark proposal as presented, including the warehouse space. **(04/07/2025)**

Haul out Phase 1 construction is nearly complete. The heated concrete pad construction is moving forward. The CBS and Highmark officials met and are working towards a final Operating Agreement for the Assembly review and approval. **(05/06/25)**

The CBS approved an additional $715,250 toward the haul out development at their July 8, 2025meeting. The additional funding will provide yard improvements, equipment, initial yard support materials, and annual operating expenses. The GPIP Board is developing requests for proposals to allow for vendor spaces at the GPIP. The GPIP current zoning code is being reviewed for potential adjustments and modifications to allow for more defined use of the GPIP properties. **(07/11/2025)**

The CBS Assembly at its August 12th meeting approved an operating agreement between the CBS and Highmark Marine Fabricators for the operations of the GPIP Haul out and Shipyard. CBS Administration made the decision not to include heat in the permanent concrete washdown pad due to material delays which would have delayed the construction of the wash down pad and operations of the haul out. **(08/18/2025)**

The Haul Out is now operational. The CBS held a ribbon cutting ceremony on September 18th and the first vessel was hauled on September 23rd.

The GPIP Board approved a Request for Proposals (RFP) for long-term leases of adjacent properties to marine vendors and other uses.

The GPIP Board prioritized a Haul Out and Shipyard future capital improvement plan at its December 2025 meeting.

CBS administration and Highmark Marine are investigating various insurance options for vessels wishing to use the haul out and shipyard facilities. **(01/12/2026)**

3. **Bulk Water**

The Director continues to work with entities interested in the export of Sitka's water. **(05/06/2019)**

The CBS Assembly met on April 30th to discuss repairs needed to the Raw Water delivery infrastructure. No funding or repair plan was determined. The CBS's ability to delivery water will need to be fixed before the bulk water export venture can move forward. The Assembly directed the GPIP Director to continue to work with potential investors and exports to find a funding solution to repair the system. The CBS does not believe that the infrastructure can be repaired until the penstock is shut down and dewatered. Estimate timeframe for penstock shut down is estimated to be the fall of 2021. **(06/03/2019)**

The CBS and Arctic Blue Waters Alaska entered into a water purchase agreement in the spring of 2021. Arctic has 5 years to export water. **(06/01/21)**

The Director continues to receive inquiries from entities wishes to export Sitka's water. **(02/07/2023)**

The GPIP Board has recommended approval of another water purchase agreement with Global Hydration LLC, A Florida Corporation. **(8/21/24)**

The GPIP Board has received an updated conceptual drawing from Arctic Alaska Blue Waters for its water loading infrastructure. **(12/12/24)**

The Assembly met on January 14th to discuss a water purchase agreement between the CBS and Global Hydration LLC and chose to postpone deciding until March 11th due to Arctic Alaska Blue Waters officially executing its first right of refusal to acquire additional water allocations as per its water purchase agreement. The additional water allocations will make it not possible to sign the agreement with Global Hydration. Arctic will need to provide a letter from a qualified purchaser of water and pay the CBS and an additional $100,000. **(01/08/25)**

Arctic Blue Water Alaska failed to make its $100,000 payment within the required timeframe to receive additional water rights per its water purchase agreement. The Assembly chose not to enter into another water purchase agreement with Global Hydration at its March 11th meeting. Arctic Blue Waters met with CBS officials and is still working towards its loading plan to export water. **(04/07/2025)**

The GPIP Board recommended approval of a contract extension for Arctic Blue Waters to have more time to develop its water loading facility. The CBS Assembly approved the extension at its July meeting. **(07/11/2025)**

The GPIP Director has been in contact with Arctic Blue Waters on its plans to construct a water loading facility at the GPIP to facilitate the export of water. The Director continues to receive calls from other groups interested in exporting Sitka's water. **(10/21/2025)**

Arctic Blue Water requested an extension of its water purchase agreement at the July 2026 GPIP Meeting. The GPIP Board recommended a one-year extension with a $25,000-dollar non-refundable fee. Arctic is considering the recommendation before moving the request on to the Assembly. **(09/14/2026)**

4. **Bottled Water**

The Director continues to receive inquiries about bottled water. **(01/08/2025)**

5. **Blue Lake Dam Expansion Project**

   The Assembly has approved a MOA between the GPIP and Electric Department to allow the GPIP to charge for use of Lots 16b and 20. Rock has been stored on these lots since the Blue Lake Dam Expansion project. **(06/03/2019)**

   The GPIP Director has met with the CBS Electric Director regarding leveling out the above lots for future leases or sales at the GPIP. **(03/22/2021)**

   The GPIP Director has met with the new CBS Electric Director regarding a plan to deal with the remaining rock left on site from the Blue Lake Expansion project. **(01/08/25)**

   The GPIP Board did a walking tour of the GPIP properties during its June 2025 meeting and reaffirmed its wishes to have the rock removed from Lot 16b, bringing the surface of the lot back to its original elevation consistent with the properties inside the park boundaries. The Board wishes to leave the elevation of Lots 19 and 20 at the elevations of Sawmill Creek to be leased in the future. **(07/11/2025)**

6. **GPIP Dock Fuel Sales**

   Delta Western has received its build permit to establish a fueling operation on the GPIP Dock. The fuel tanks will be relocated from the dock itself to the uplands above the dock. (07/03/2019)

   Delta Western has completed its fuel delivery infrastructure on the GPIP dock. **(11/12/2019)**

   Delta Western is in the process of installing a second fuel tank at the GPIP for fuel delivery off the GPIP Dock. **(03/22/2021)**

   The GPIP has seen increases in dock fuel sales each year since the dock has become operational. **(12/12/24)**

   The GPIP Director and the CBS have been working with Delta Western on a proposal to expand its fuel tanks at the GPIP for fuel delivery. The proposed expansion will not change the footprint of Delta's existing lease area. **(10/21/2025)**

7. The GPIP Board recommended an update to the GPIP Port Tariff at its June 2025 meeting. The CBS Assembly approved the tariff update at its July 2025 meeting. **(07/11/2025)**

8. The GPIP Board recommended a non-competitive bid for a long-term lease of Lot 9b to Pacific Jewel Marine at its June 2025 meeting. The CBS Assembly approved the lease at its September 23rd meeting. **(11/17/2025)** The GPIP recommended requested amendments to the Pacific Jewel Marine lease at its December 2025 meeting. **(01/12/2026).** The Assembly approved the long-term lease at its 2/10/2026 meeting. **(02/16/2026)**

9. The Assembly approved both the Commercial Vessel Movement Operations Requirements and the GPIP Traffic Management and Vehicle Operations Policy at its 01/20/2026 meeting. **(02/16/2026)**

**10.** Pacific Jewel Marine has submitted a Commercial Vessel Movement Operations request to the CBS to move vessels within the GPIP properties. The plans have been sent to the CBS Municipal Engineer. The Municipal Engineer has reviewed the plans and is working with PMJ to issue the permit once the review is finalized. **(07/13/2026)**

**11. GPIP Zoning Code -** The GPIP Zoning Code was reviewed to make changes to allow for more efficient operations at the GPIP by the GPIP Board over the fall and winter and finally approved in February 2026. The updated code was approved by the Planning and Zoning Commission at its May 6th meeting with the suggested changes approved by the GPIP Board at its April meeting. The updated zoning code was approved by the Assembly on 6/9 and 6/23. **(7/13/2026)**

**12. Lot 6 &16b RFPs –** The GPIP Board reviewed and approved RFPs for Lots 6 & 16b at its June 2026 meeting. The RFPs have been approved by the Assembly are released to the public on the CBS Bid Express website with a due date October 29th. **(9/14/2026)**

**13.**

329 Harbor Drive, Suite 212
Sitka, AK 99835
Phone: 907-747-2660

Monday, September 14th, 2026

MEMORANDUM

To: Gary Paxton Industrial Park Board of Directors

From: Garry White, Director

Subject: GPIP Haul Out – Uninsured Vessels Discussion

**Introduction**

The GPIP Board has been discussing operations at the GPIP Marine Haul Out and Shipyard over the summer, specifically on how vessels that are not insured can use the facility. The current Operating Agreement and Facility Use agreement for use of the haul out facilities does not allow uninsured vessels to be hauled. CBS and GPIP staff developed a Waiver Agreement for the GPIP Board review. The GPIP Board recommended approval of the Waiver Agreement at its July 2026 meeting. CBS and GPIP staff took the waiver agreement, as directed, to Highmark Marine Fabricators for its legal and insurance review. Highmark's legal counsel had issues with the Waiver Agreement as written and asked for clarification of certain aspects of the agreement. The CBS has engaged with an outside maritime legal entity for direction and solutions. The CBS has explained the issues to the outside legal counsel and is waiting for an outline of next steps to solve the uninsured issue to meet Highmark's concerns and to ensure the public is protected from unseen and environmental risks. The outside legal firm will be providing an outline and budget for the Assembly's decision to move forward.

**Background**

The City and Borough of Sitka (CBS) recently constructed a marine haul out facility at the GPIP. The CBS entered into an Operating Agreement with Highmark Marine Fabricators LLC to operate the haul out and shipyard facilities at the GPIP. The Operating Agreement outlines the facilities available for the operator's use, the scope of services provided, owner's responsibilities, insurance requirements, and many other provisions.

The CBS also created and implemented a Marine Vessel Haul Out and Shipyard Facility Use Agreement that outlines basic yard rules and regulations for vendors and vessel owners that wish to use the facility. The Facility Use Agreement requires "Facility Users other than Vendor to have a current marine insurance policy of a "named perils" or " all risks" type that fully insures the value of the vessel, plus liability. Hull and machinery coverage shall be sufficient to dispose of the vessel if abandoned, burned, or otherwise left on the Facility".

**Action**

- GPIP Board discussion of uninsured vessels and GPIP Haul Out and Shipyard facilities.

329 Harbor Drive, Suite 212
Sitka, AK 99835
Phone: 907-747-2660

Tuesday, September 15th, 2026

MEMORANDUM

To: Gary Paxton Industrial Park Board of Directors

From: Garry White, Director

Subject: Raven Frog Fibers Lease Request

**Introduction**

Bobbi Jordan dba Raven Frog Fibers is requesting to lease a small area of space in the Access and Utility Corridor west of the former bottling plant building located on Lot 5 of the GPIP and Sawmill Creek Road (please see the attached map). Ms. Jordan currently leases space in the building on Lot 5 and wishes to install a ventilation exhaust into the access corridor to expand her business. CBS building code does not allow for exhausts discharges within 3 feet of property lines. The building on Lot 5 property line ends at the edge of the building. Please see the attached building code.

Ms. Jordan is seeking a lease of approximately 9 SF (3-foot x 3-foot) outside of the exhaust discharge to allow for the property line to be expanded to allow for the exhaust discharge to meet building code.

**Lease Area**

The Access and Utility Corridor in the proposed area for the exhaust discharge is roughly 74 feet wide. Current public traffic through the area generally consists of vehicles, seafood plant workers, and the public.

The Access and Utility Corridor does not have a property value currently. Based off similar property the value is estimated to range from $4.50 - $5.75 per square foot annually. The GPIP Board recommends an annual lease fee with terms to match as long as the exhaust discharge is used.

**Additional Information**

The proposed request is outside of normal business for the GPIP Board. The GPIP Board's recommendation will be taken back to the CBS Planning Department and Building Department for further discussion. This is a last-minute request and in the spirit of moving it along the GPIP Director is asking for Board input.

**Action**

- GPIP Board discussion and recommendation of the proposed lease request by Mrs. Jordan.

My name is Bobbi Johnson. I own Raven frog Fibers, a wholesale supplier of hand dyed yarns, fibers and fabrics. This is our 24th year of being the largest producer of hand dyed yarns in Alaska. We have an entire year of special events, new products, etc. planned for our 25th year next year.

We use two dye processes: one for protein (animal) fibers and another one for cellulose (plant) fibers. Neither system involves anything toxic. Well over 90% of the yarn we produce uses the protein system. In that process the dye is applied to the yarn and then the pigment permanently attaches to the fiber when it is heated. We use normal kitchen ranges or propane stoves and steam table pans like you see at a buffet to steam the skeins of yarn and set the color.

We rent our dye studio space from Jeremy Serka as a secondary use in his building. It is by far the most perfect shop space I have ever had and I am looking forward to many years there. In order to be compliant with code we need an exhaust hood to vent the water vapor from the steamer pans. Jeremy was planning to vent it out through the wall, which would be a fairly straightforward project. When we submitted the building permit application to the city we were told that the zoning required 3 ft of clearance from the vent and Jeremy's property line ends at the building. Jeremy then intended to have the vent engineered to go up through the roof, but just the engineering costs would have run over $20,000. Lacking the hood as we are now, we have to set our stove up outside the building and haul all the pans from the dye studio space down the hall and out to the stove. When the wind kicks up it extinguishes the flames on the stove and makes the process quite inefficient, not to mention working in the rain can get pretty miserable.

I went to the city and spoke with the Planning Department to ask if there could be some sort of a variance implemented taking the following into consideration:

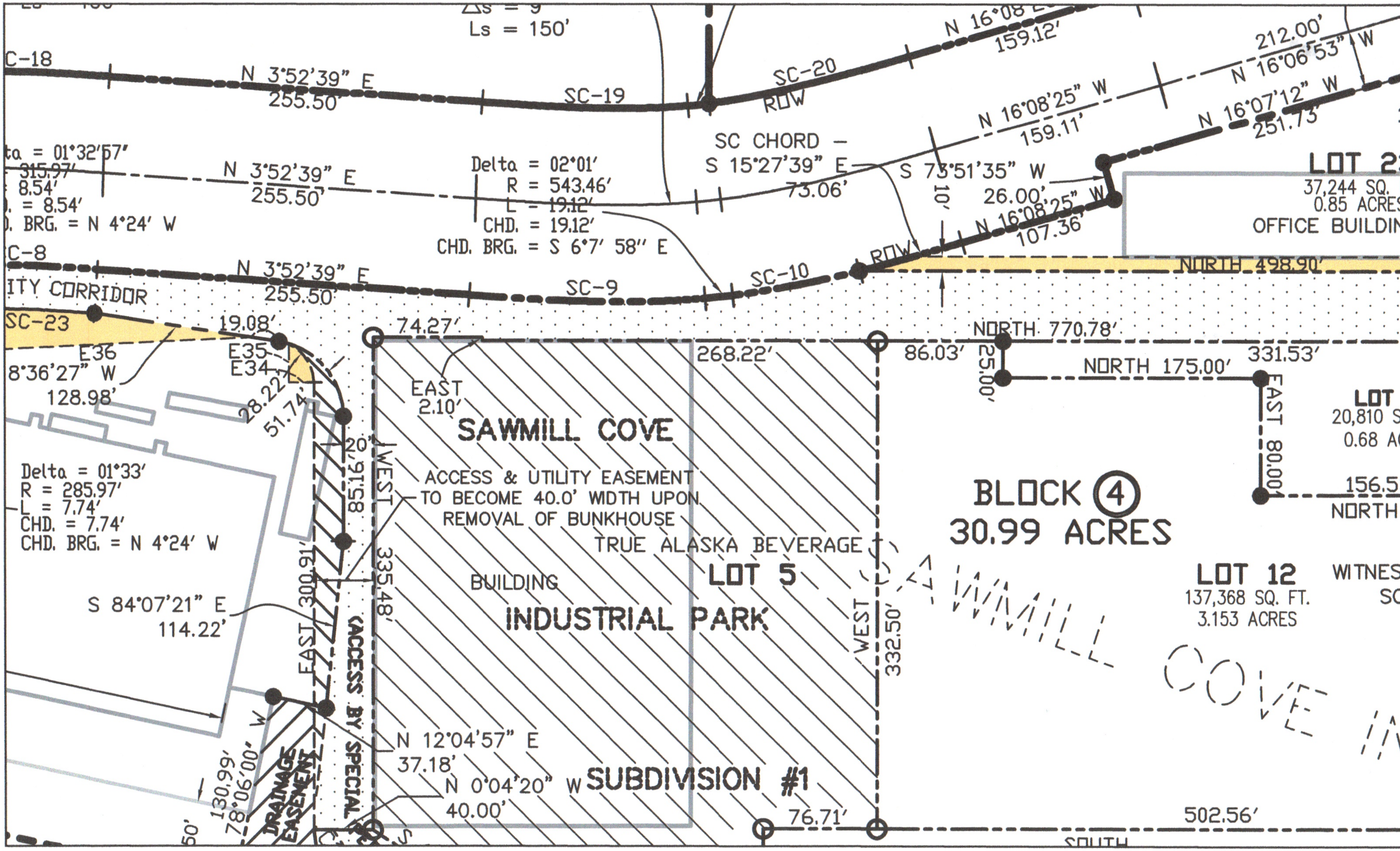
- The area where the vent would exit the building through the wall is where Silver Bay Seafoods park their semi trailers and there would be no negative effect.
- All we are venting is 100% pure distilled water vapor. Nothing toxic, oily, and no odor.
- Even if our plans for growing the business are fully realized, the amount of vapor vented will be negligible in Sitka's climate.
- The vent would be flush against the side of the building and not extend into the exterior space.

The Planning Department referred me to SEDA and suggested that the board has the authority to issue an exemption. I am including here the portion of the code in question and the email text thread. I am also including pictures of the outer wall of the building in the area where the vent would be.

Please feel free to contact either Jeremy or me with any questions. Questions about the building and the construction of the vent are best directed to Jeremy, questions about the nature of the business should come to me. I will contact Jeremy and let him know you have this information.

Thank you for the consideration of this project. We are truly thrilled to have found the perfect facility for Raven Frog Fibers and we are hopeful that there is a solution that serves the needs of everyone.

Thank you,
Bobbi Johnson 907-738-4481
Jeremy Serka 907-738-0651


Ls = 150'
N 3°52'39" E
255.50'
SC-19
SC-20
ROW
N 16°08'
159.12'
212.00'
N 16°06'53" W
N 16°08'25" W
159.11'
N 16°07'12" W
251.73'
SC CHORD –
S 15°27'39" E
73.06'
S 73°51'35" W
26.00'
N 16°08'25" W
107.36'
10'
LOT 23
37,244 SQ. FT.
0.85 ACRES
OFFICE BUILDING
Delta = 02°01'
R = 543.46'
L = 19.12'
CHD. = 19.12'
CHD. BRG. = S 6°7' 58" E
N 3°52'39" E
255.50'
Delta = 01°32'57'
8.54'
BRG. = N 4°24' W
C-18
C-8
N 3°52'39" E
255.50'
SC-9
SC-10
ROW
NORTH 498.90'
ITY CORRIDOR
SC-23
19.08'
E36
8°36'27" W
128.98'
E35
E34
28.22'
51.74'
74.27'
EAST
2.10'
268.22'
NORTH 770.78'
86.03'
25.00'
NORTH 175.00'
331.53'
EAST 80.00'
LOT
20,810 SQ
0.68 AC
156.53
NORTH
SAWMILL COVE
ACCESS & UTILITY EASEMENT
TO BECOME 40.0' WIDTH UPON
REMOVAL OF BUNKHOUSE
TRUE ALASKA BEVERAGE
BUILDING
LOT 5
INDUSTRIAL PARK
SUBDIVISION #1
BLOCK 4
30.99 ACRES
LOT 12
137,368 SQ. FT.
3.153 ACRES
WITNESS
SAWMILL COVE
Delta = 01°33'
R = 285.97'
L = 7.74'
CHD. = 7.74'
CHD. BRG. = N 4°24' W
20'
85.16'
WEST
335.48'
EAST 300.91'
S 84°07'21" E
114.22'
ACCESS BY SPECIAL
DRAINAGE EASEMENT
130.99'
78°06'00" W
N 12°04'57" E
37.18'
N 0°04'20" W
40.00'
WEST
332.50'
76.71'
502.56'
SOUTH

same or contiguous building, an adjacent building, adjacent property line and air intake openings into a building where air from the exhaust outlet discharges away from such locations.

**506.4 Ducts serving Type II hoods.** Commercial kitchen exhaust systems serving Type II hoods shall comply with Sections 506.4.1 and 506.4.2.

**506.4.1 Ducts.** Ducts and *plenums* serving Type II hoods shall be constructed of rigid metallic materials. Duct construction, installation, bracing and supports shall comply with Chapter 6. Ducts subject to positive pressure and ducts conveying moisture-laden or waste-heat-laden air shall be constructed, joined and sealed in an *approved* manner.

**506.4.2 Type II terminations.** Exhaust outlets serving Type II hoods shall terminate in accordance with the hood manufacturer's installation instructions and shall comply with all of the following:

1. Exhaust outlets shall terminate not less than 3 feet (914 mm) in any direction from openings into the building.
2. Outlets shall terminate not less than 10 feet (3048 mm) from property lines or buildings on the same lot.
3. Outlets shall terminate not less than 10 feet (3048 mm) above grade.
4. Outlets that terminate above a roof shall terminate not less than 30 inches (762 mm) above the roof surface.
5. Outlets shall terminate not less than 30 inches (762 mm) from exterior vertical walls.
6. Outlets shall be protected against local weather conditions.
7. Outlets shall not be directed onto walkways.
8. Outlets shall meet the provisions for exterior wall opening protectives in accordance with the *International Building Code*.

**506.5 Exhaust equipment.** Exhaust *equipment*, including fans and grease reservoirs, shall comply with Sections 506.5.1 through 506.5.6 and shall be of an *approved* design or shall be *listed* for the application.

**506.5.1 Exhaust fans.** Exhaust fan housings serving a Type I hood shall be constructed as required for grease ducts in accordance with Section 506.3.1.1.

**Exception:** Fans *listed* and *labeled* in accordance with UL 762.

**506.5.1.1 Fan motor.** Exhaust fan motors shall be located outside of the exhaust airstream.

**506.5.1.2 In-line fan location.** Where enclosed duct systems are connected to in-line fans not located outdoors, the fan shall be located in a room or space having the same fire-resistance rating as the duct enclosure. Access shall be provided for servicing and cleaning of fan components. Such rooms or spaces shall be ventilated in accordance with the fan manufacturer's installation instructions.

**506.5.2 Pollution-control units.** The installation of pollution-control units shall be in accordance with all of the following:

1. Pollution-control units shall be *listed* and *labeled* in accordance with UL 8782.
2. Fans serving pollution-control units shall be *listed* and *labeled* in accordance with UL 762.
3. Bracing and supports for pollution-control units shall be of noncombustible material securely attached to the structure and designed to carry gravity and seismic loads within the stress limitations of the *International Building Code*.
4. Pollution-control units located indoors shall be *listed* and *labeled* for such use. Where enclosed duct systems, as required by Section 506.3.11, are connected to a pollution control unit, such unit shall be *listed* and *labeled*, in accordance with UL 2221 or ASTM E2336, for location in an enclosure having the same fire-resistance rating as the duct enclosure. Access shall be provided for servicing and cleaning of the unit. The space or enclosure shall be ventilated in accordance with the manufacturer's installation instructions.
5. *Clearances* shall be maintained between the pollution-control unit and combustible material in accordance with the listing.
6. Roof-mounted pollution-control units shall be listed for outdoor installation and shall be mounted not less than 18 inches (457 mm) above the roof.
7. Exhaust outlets for pollution-control units shall be in accordance with Section 506.3.13.
8. An airflow differential pressure control shall be provided to monitor the pressure drop across the filter sections of a pollution-control unit. When the airflow is reduced below the design velocity, the airflow differential pressure control shall activate a visual alarm located in the area where cooking operations occur.
9. Pollution-control units shall be provided with a factory-installed fire suppression system.
10. Service space shall be provided in accordance with the manufacturer's instructions for the pollution control unit and the requirements of Section 306.
11. Wash-down drains shall discharge through a grease interceptor and shall be sized for the flow. Drains shall be sealed with a trap or other approved means to prevent air bypass. Where a trap is utilized it shall have a seal depth that accounts for the system pressurization and evaporation between cleanings.

# CHAPTER 5
# EXHAUST SYSTEMS

**User note:**

***About this chapter:*** *Chapter 5 addresses exhaust systems for, among others, kitchens, laboratories, processes, garages, hazardous systems, clothes dryers and smoke control systems. Many provisions are linked to the* International Fire Code®. *Exhaust systems mitigate health and fire hazards by removing and diluting contaminants in buildings. Exhaust system discharge location is also addressed as an important concern.*

## SECTION 501
## GENERAL

**501.1 Scope.** This chapter shall govern the design, construction and installation of mechanical exhaust systems, including exhaust systems serving clothes dryers and cooking *appliances*; hazardous exhaust systems; dust, stock and refuse conveyor systems; subslab soil exhaust systems; smoke control systems; energy recovery ventilation systems and other systems specified in Section 502.

**501.2 Independent system required.** Single or combined mechanical exhaust systems for environmental air shall be independent of all other exhaust systems. Dryer, domestic kitchen and hazardous exhaust shall be independent of all other systems. Type I exhaust systems shall be independent of all other exhaust systems except as provided in Section 506.3.5. Single or combined Type II exhaust systems for food-processing operations shall be independent of all other exhaust systems. Commercial kitchen exhaust systems shall be constructed in accordance with Sections 506 through 509.

**501.3 Exhaust discharge.** The air removed by every mechanical exhaust system shall be discharged outdoors at a point where it will not cause a public nuisance and not less than the distances specified in Section 501.3.1. The air shall be discharged to a location from which it cannot again be readily drawn in by a ventilating system. Air shall not be exhausted into an attic or crawl space, or be directed onto walkways.

**Exceptions:**

1. Whole-house ventilation-type attic fans shall be permitted to discharge into the attic space of *dwelling units* having private attics.
2. Commercial cooking recirculating systems.
3. Where installed in accordance with the manufacturer's instructions and where mechanical or *natural ventilation* is otherwise provided in accordance with Chapter 4, *listed* and *labeled* domestic ductless range hoods shall not be required to discharge to the outdoors.

**501.3.1 Location of exhaust outlets.** The termination point of exhaust outlets and ducts discharging to the outdoors shall be located with the following minimum distances:

1. For ducts conveying explosive or flammable vapors, fumes or dusts: 30 feet (9144 mm) from property lines; 10 feet (3048 mm) from operable openings into buildings; 6 feet (1829 mm) from exterior walls and roofs; 30 feet (9144 mm) from combustible walls and operable openings into buildings that are in the direction of the exhaust discharge; 10 feet (3048 mm) above adjoining grade.
2. For other product-conveying outlets: 10 feet (3048 mm) from the property lines; 3 feet (914 mm) from exterior walls and roofs; 10 feet (3048 mm) from operable openings into buildings; 10 feet (3048 mm) above adjoining grade.
3. For all *environmental air* exhaust: 3 feet (914 mm) from property lines; 3 feet (914 mm) from operable openings into buildings for all *occupancies* other than Group U; and 10 feet (3048 mm) from mechanical air intakes. Such exhaust shall not be considered hazardous or noxious. Separation is not required between intake air openings and living space *exhaust air* openings of an individual *dwelling unit* or *sleeping unit* where an approved factory-built intake/exhaust combination termination fitting is used to separate the air streams in accordance with the manufacturer's instructions.
4. Exhaust outlets serving structures in flood hazard areas shall be installed at or above the elevation required by Section 1612 of the *International Building Code* for utilities and attendant equipment.
5. For specific systems, see the following sections:
   - 5.1. Clothes dryer exhaust, Section 504.4.
   - 5.2. Kitchen hoods and other kitchen exhaust *equipment*, Sections 506.3.13, 506.4 and 506.5.
   - 5.3. Dust, stock and refuse conveying systems, Section 511.2.
   - 5.4. Subslab soil exhaust systems, Section 512.4.
   - 5.5. Smoke control systems, Section 513.10.3.
   - 5.6. Refrigerant discharge, Section 1105.7.
   - 5.7. *Machinery room* discharge, Section 1105.6.1.


AML


SeaCube
SZLU 986219 0
45R1
MAX.G.W. 35.000 KGS
77.160 LBS
TARE 4.650 KGS
10.250 LBS
NET 30.350 KGS
66.910 LBS
CU.CAP. 67 CU.M.
2.367 CU.FT.
CAUTION
9'-6"
HIGH
MGW=34,000kg for UIC railway transport
NSIC 703031
ALASKA
8462SJ
ALASKA MARINE LINES
ALASKA MARINE LINES
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