



City of Cleveland
Frank G. Jackson, Mayor

Department of Public Health
Division of Air Quality
75 Erievue Plaza, Second Floor
Cleveland, Ohio 44114-1839
216/664-2297 • Fax: 216/420-8047
www.clevelandhealth.org

SERVING OHIO EPA AS AGENCY 13
FOR CUYAHOGA COUNTY

CERTIFIED MAIL 7011 3500 0000 1759 9130
RETURN RECEIPT REQUESTED

July 3, 2013

David Nye
True North Energy 356
10346 Brecksville Road
Brecksville, Ohio 44141

FACILITY ID: 13-18-54-6835

**RESOLUTION OF VIOLATIONS
NOTICE OF VIOLATION FOLLOW-UP LETTER**

Dear Mr. Nye:

On April 2, 2013, the Cleveland Division of Air Quality (CDAQ) inspected True North Energy Location 356 located at 14473 Cedar Road in South Euclid.

On April 12, 2013, CDAQ issued a Notice of Violation requiring True North Energy Location 356 to schedule and retest Static Leak and Dynamic Pressure, and submit the testing results, within thirty (30) days. CDAQ is in receipt of a corrective action plan dated July 1, 2013.

The letter states commencement of construction activity is underway at the location. Attached with the notice are copies of the BUSTER UST system removal permit, and associated building permits that were issued for site work and major alterations to the existing building.

The corrective action plan was received and appropriate steps were taken to bring the source into compliance. CDAQ has determined that no further enforcement action is warranted at this time, but reserves its right to take such action in the future if necessary.

CDAQ issues this letter with Ohio EPA's concurrence and does not excuse any violations of local, state and federal laws or regulations regarding air pollution control. Violations of air pollution control laws may be pursued in local court or referred to Ohio EPA or U.S. EPA for further enforcement action. Should you have any questions, please call Mike Samec at 216-420-7682. All correspondence with CDAQ must include the Ohio EPA facility identification number for True North Energy Location 356: 13-18-54-6835.

Sincerely,

Valencia White
Chief of Enforcement, CDAQ

VW/ms



CLEVELAND DIVISION OF AIR QUALITY

75 ERIEVIEW PLAZA, 2ND FLOOR • CLEVELAND, OH 44114-1839

Page 2

R: 03-27-2013

cc:

John Paulian, Ohio EPA Central Office

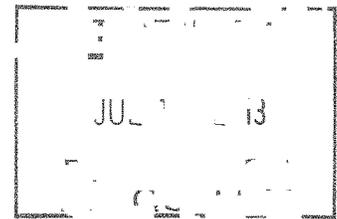
Brian Dickens, U.S. EPA Region V

L:\Data\Facilities\1318546835\2013-04-02 ROV+NEAR.docx



**Department
of Commerce**

Division of State Fire Marshal
John R. Kasich, Governor
Andre T. Porter, Director



PERMIT FOR UNDERGROUND STORAGE TANKS

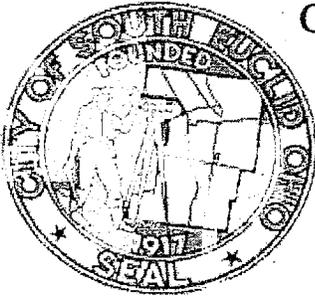
Owner No. W020711
Facility No. 18000591

Permit Number: P00008
Issue Date: JUNE 18, 2013

I. OWNERSHIP OF TANKS		II. LOCATION OF TANKS			
TRUE NORTH ENERGY LLC 10346 BRECKSVILLE RD BRECKSVILLE, OHIO 44141 CONTACT PERSON: DAVID NYE PHONE: (440)792-4200		TRUE NORTH #356 14473 CEDAR RD SOUTH EUCLID Ohio 44121 COUNTY: CUYAHOGA PHONE: FACILITY PHONE			
III. CONTRACTOR INFORMATION		IV. LOCAL FIRE DEPARTMENT INFORMATION			
STACKHOUSE CONSTRUCTION INC MARK STACKHOUSE 7011 ST RT 45, PO BOX 306 ORWELL, OHIO 44076 PHONE:(440)437-8919		SOUTH EUCLID FIRE DEPARTMENT 1349 S GREEN RD SOUTH EUCLID, OH 44121			
V. CONDITIONS: OWNER'S COPY OF PERMIT MUST BE AVAILABLE ON JOB SITE. PERMIT EXPIRES SIX (6) MONTHS FROM DATE OF ISSUE. FEE IS NON-REFUNDABLE. AS A CONDITION OF THIS PERMIT, AN INSPECTOR MUST BE ON THE JOB SITE. PERMITCONDITIONS					
VI. PERMIT ISSUED FOR:					
Works to be performed					
	Entire System	UST	Piping	Containment	Ancillary Equipment
Installation					
Modification					
Replace					
Major Repair					
Removal	3	0	0	0	0
Close in Place					
Change in Service					
Out-of-Service					
BUREAU USE ONLY					
Certified Installer's Name: _____ No. _____					
Certified Inspector's Signature: _____ No. _____					

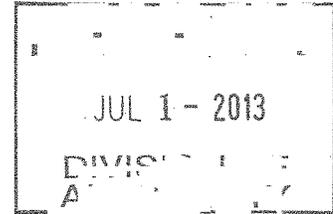
Bureau of Testing & Registration
8895 East Main Street, P.O. Box 529
Reynoldsburg, OH 43068

614 | 752 7126
Fax 614 | 995 4206
TTY/TDD 877 | 264 0023
www.com.ohio.gov



CITY OF SOUTH EUCLID, OHIO

DISPLAY OF



BUILDING PERMIT

14473 Cedar

ADDRESS

26176 B

PERMIT NUMBER(S)

6-24-13

DATE

ALT

TYPE

THIS CARD IS REQUIRED TO BE VISIBLE FROM THE STREET. IT MUST BE DISPLAYED AT THE FRONT BUILDING LINE OR IN A FRONT WINDOW AND IS REQUIRED TO BE DISPLAYED PRIOR TO ANY WORK BEING DONE.

Residential
 Commercial

Paul Kowalczyk, Building Commissioner

City of South Euclid Building Department
 1349 South Green Road South Euclid, Ohio 44121
 216-381-0400

JUL 1 - 2013

DIVISION OF
QUALITY

Certificate of Plan Approval

Project Address & Application No.:

Address 14473 Cedar Road - Truenorth
 Application No. 10014410

Building Owner Information:

Name Truenorth Energy
 Address 10346 Brecksville Road
 City, State, Zip Brecksville, OH 44141

Scope of Project:

<input type="checkbox"/> Proposed New Structure	<input checked="" type="checkbox"/> Proposed Addition
<input type="checkbox"/> Proposed Change of Occupancy	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> Proposed Alteration	<input type="checkbox"/>

Scope of Plan Approval:

<input type="checkbox"/> Full approval	<input type="checkbox"/> Phased approval
<input type="checkbox"/> Nonconformance approval	<input type="checkbox"/> Annual approval
<input checked="" type="checkbox"/> Conditional approval	<input type="checkbox"/>

General building code information:

Use Group(s)				
<input type="checkbox"/> A-1	<input checked="" type="checkbox"/> A-2	<input checked="" type="checkbox"/> A-3	<input type="checkbox"/> A-4	<input type="checkbox"/> A-5
<input type="checkbox"/> B	<input type="checkbox"/> E	<input type="checkbox"/> F-1	<input type="checkbox"/> F-2	
<input type="checkbox"/> H-1	<input type="checkbox"/> H-2	<input type="checkbox"/> H-3	<input type="checkbox"/> H-4	
<input type="checkbox"/> I-1	<input checked="" type="checkbox"/> I-2	<input type="checkbox"/> I-3	<input type="checkbox"/> I-4	<input checked="" type="checkbox"/> M
<input type="checkbox"/> R-1	<input type="checkbox"/> R-2	<input type="checkbox"/> R-3	<input type="checkbox"/> R-4	
<input type="checkbox"/> S-1	<input type="checkbox"/> S-2	<input type="checkbox"/> U		

Mixed Use:

<input type="checkbox"/> Accessory Occupancies (OBC 508.2)	<input type="checkbox"/> Separated Mixed Use (OBC 508.4)
<input type="checkbox"/> Non-separated Mixed Use (OBC 508.3)	<input type="checkbox"/> Combination Sep./Non-Sep. Mixed

Construction Type:

<input type="checkbox"/> I A	<input type="checkbox"/> I B	<input type="checkbox"/> II A	<input type="checkbox"/> II B	
<input type="checkbox"/> III A	<input type="checkbox"/> III B	<input type="checkbox"/> IV	<input type="checkbox"/> V A	<input checked="" type="checkbox"/> V B

Fire protection systems:

<input type="checkbox"/> N/A	<input type="checkbox"/> Standpipe
<input type="checkbox"/> Sprinkler	<input type="checkbox"/> Limited Area Sprinkler
<input type="checkbox"/> Fire Alarm	<input checked="" type="checkbox"/> Other - Smoke Detection

Kitchen Hood System:

<input type="checkbox"/> Type I with suppression	<input type="checkbox"/> Type II
--	----------------------------------

Conditions & Variances:

[Empty box for conditions and variances]

This approval is conditional upon proceeding with the construction in accordance with the approved construction documents.

The building official shall be notified of any changes from the approved construction documents. Such changes shall be submitted and approved by the building department prior to their implementation; Sections 105.2, 106, 107.4.2 & 107.6.1 of the Ohio Building Code (OBC).

The approval is invalid if construction work has not commenced within 12 months. One extension shall be granted for an additional 12-month period if requested by the owner at least 10 days in advance of the expiration of the approval and upon payment of a fee not to exceed \$100.00 (OBC 105.3).

If in the course of construction, work is delayed or suspended for more than 6 months, the approval is invalid. Two extensions shall be granted for 6 months each if requested by the owner at least 10 days in advance of the expiration of the approval and upon payment of a fee for each extension of not more than \$100.00 (OBC 105.4).

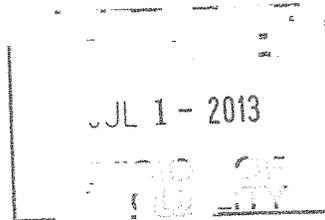
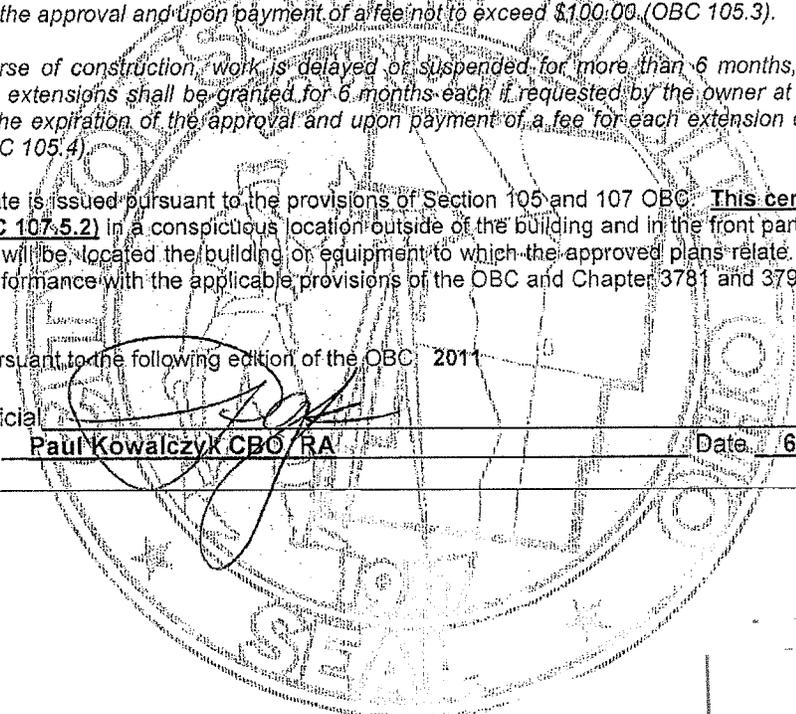
This Certificate is issued pursuant to the provisions of Section 105 and 107 OBC. **This certificate shall be posted (OBC 107.5.2)** in a conspicuous location outside of the building and in the front part of the premises on which, or will be located the building or equipment to which the approved plans relate. This Certificate indicates conformance with the applicable provisions of the OBC and Chapter 3781 and 3791 of the Revised Code.

Approved pursuant to the following edition of the OBC: 2011

Building Official

Print Name Paul Kowalczyk CBO/RA

Date 6/21/13



CITY OF SOUTH EUCLID

1349 South Green Road
South Euclid, Ohio 44121
216-381-0400

PERMIT NO#26176B

APPLICATION #: 10014410

RECEIPT NUMBER:150487, 152509, 152708

06/10/2013

S C I INC

APPLICANTS NAME:TRUE NORTH

to erect, alter, renovate, reconstruct as follows:

ALT/ COMMERCIAL INTER CHK-5763, CHK-101607, CHK-2715

14473 CEDAR RD PP# 70320015

OWNER NAME: TRUE NORTH ENERGY, LLC

PHONE

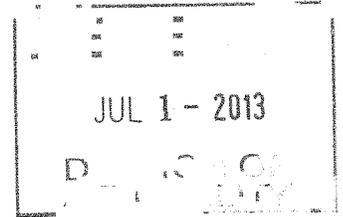


Table with 3 columns: Item Name, Quantity, and Price. Items include PERMIT FEE, PROF/COM/SITERE, PARK LOT STRIPE, SERVICE WLK COM, GRADE/CLR/FIL C, PLUMB BASE COM, PARK LOT/NEW/AD, SERVICE WLK COM, DUMPST ENCL COM, P-SEWER CON COM, and PLUMB BASE COM.

MUST FIND TESTEE BEFORE STARTING JOB

ESTIMATED COST: \$ 300,000

This permit is issued in accordance with and subject to all articles and provisions of the building code of the City of South Euclid, Ohio as duly adopted by Ordinance passed by the Council of the City of South Euclid. All construction shall be in accordance with any drawings submitted to and approved by the Building Department of the City of South Euclid.

THIS PERMIT CONVEYS NO RIGHT TO OCCUPY ANY STREET OR SIDEWALK OR PART THEREOF EITHER PERMANETLY OR TEMPORARILY. KEEP SIDEWALKS CLEAR AT ALL TIMES.

THIS PERMIT MUST BE POSTED AT THE SITE OF CONSTRUCTION

OWNER/AGENT

Paul Kowalczyk/ Clerk: JLR
C.B.O./Building Commissioner

Inspections, as follows, are mandatory prior to proceeding to the next phase of construction:

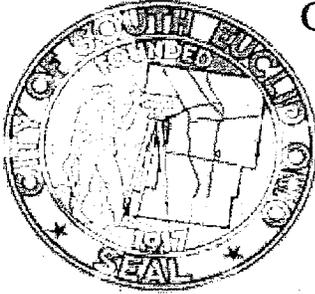
- 1. After storm and sanitary sewers are laid to the building
2. Footer inspection prior to pouring
3. After drain tiles are laid
4. Electrical rough-in
5. Plumbing rough-in
6. Heating rough-in
7. After downspouts sewers are in
8. After building drains are laid
9. Final inspection prior to occupancy permit issuance

ORDINANCE INFORMATION:

- OBC = OHIO BUILDING CODE 2011
NEC = NATIONAL ELECTRIC CODE 2011
ORC = OHIO RESIDENTIAL CODE 2013
OPC = OHIO PLUMBING CODE 2011
OMC = OHIO MECHANICAL CODE 2011

THIS PERMIT WILL BECOME INVALID UNLESS WORK HAS BEEN STARTED WITHIN TWELVE MONTHS OF THE ISSUANCE DATE

THE BUILDING INSPECTOR'S DECISION IS FINAL IN ALL CASES. ALL SUB-CONTRACTORS MUST OBTAIN THEIR OWN PERMITS. ANY PERMIT GRANTED AS A RESULT OF THE STATEMENTS MADE ON THIS APPLICATION WILL BECOME VOID IF IT IS FOUND THAT THESE STATEMENTS ARE NOT TRUE.



CITY OF SOUTH EUCLID, OHIO



DISPLAY OF

BUILDING PERMIT

14473 CEDAR

ADDRESS

26176 B

PERMIT NUMBER(S)

6-10-13

DATE

Site Work

TYPE

THIS CARD IS REQUIRED TO BE VISIBLE FROM THE STREET. IT MUST BE DISPLAYED AT THE FRONT BUILDING LINE OR IN A FRONT WINDOW AND IS REQUIRED TO BE DISPLAYED PRIOR TO ANY WORK BEING DONE.

Residential

Commercial

BUILDING COMMISSIONER

CITY OF SOUTH EUCLID

1349 South Green Road
South Euclid, Ohio 44121
216-381-0400

PERMIT NO#26176B

APPLICATION #: 10014410

RECEIPT NUMBER:150487, 152509

06/10/2013

S C I INC

APPLICANTS NAME:TRUE NORTH

to erect, alter, renovate, reconstruct as follows:

ALT/ COMMERCIAL INTER CHK-5763, CHK-101607

14473 CEDAR RD PP# 70320015

OWNER NAME: TRUE NORTH ENERGY, LLC

PHONE



Table with 6 columns: PERMIT FEE, PROF/COM/SITERE, quantity, cost, PARK LOT/NEW/AD, quantity, cost. Rows include PARK LOT STRIPE, SERVICE WLK COM, GRADE/CLR/FIL C, and PLUMB BASE COM.

MUST FIND TESTEE BEFORE STARTING JOB

ESTIMATED COST: \$ 300,000

This permit is issued in accordance with and subject to all articles and provisions of the building code of the City of South Euclid, Ohio as duly adopted by Ordinance passed by the Council of the City of South Euclid. All construction shall be in accordance with any drawings submitted to and approved by the Building Department of the City of South Euclid.

THIS PERMIT CONVEYS NO RIGHT TO OCCUPY ANY STREET OR SIDEWALK OR PART THEREOF EITHER PERMANETLY OR TEMPORARILY. KEEP SIDEWALKS CLEAR AT ALL TIMES.

THIS PERMIT MUST BE POSTED AT THE SITE OF CONSTRUCTION

OWNER/AGENT

Paul Kowalczyk/ Clerk: JLR
C.B.O./Building Commissioner

Inspections, as follows, are mandatory prior to proceeding to the next phase of construction:

- 1. After storm and sanitary sewers are laid to the building
2. Footer inspection prior to pouring
3. After drain tiles are laid
4. Electrical rough-in
5. Plumbing rough-in
6. Heating rough-in
7. After downspouts sewers are in
8. After building drains are laid
9. Final inspection prior to occupancy permit issuance

ORDINANCE INFORMATION:

- OBC = OHIO BUILDING CODE 2011
NEC = NATIONAL ELECTRIC CODE 2011
ORC = OHIO RESIDENTIAL CODE 2013
OPC = OHIO PLUMBING CODE 2011
OMC = OHIO MECHANICAL CODE 2011

THIS PERMIT WILL BECOME INVALID UNLESS WORK HAS BEEN STARTED WITHIN TWELVE MONTHS OF THE ISSUANCE DATE

THE BUILDING INSPECTOR'S DECISION IS FINAL IN ALL CASES. ALL SUB-CONTRACTORS MUST OBTAIN THEIR OWN PERMITS. ANY PERMIT GRANTED AS A RESULT OF THE STATEMENTS MADE ON THIS APPLICATION WILL BECOME VOID IF IT IS FOUND THAT THESE STATEMENTS ARE NOT TRUE.

City Of South Euclid

Division of Fire

Scott A Sebastian
Inspector

1349 South Green Road
South Euclid, Ohio 44121
Phone: (216) 691-4273
Fax: (216) 381-0656

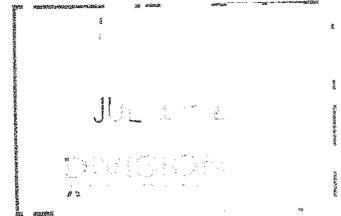
Departmental Correspondence

Date: May 14, 2013

To: Mr. Paul Kowalczyk, Building Commissioner
South Euclid Building Department

From: Scott A Sebastian, Fire Inspector
Division of Fire

Re: **Plan Review**
True North
14473 Cedar Road



.....

The Fire Department has reviewed the above captioned and approves the plans as noted below:

1. On construction completion smoke detectors in the HVAC duct work will be tested for proper shut down of HVAC system.
2. A 2013 fuel handling permit will need to be pulled for the eight new fueling points. The fuel handling permit is \$25.00 and then \$25.00 per fueling point. On review of the plans it shows 8 new fueling points.
3. Periodic inspections will be completed as work progresses, to ensure that work is progressing as planned and to aid fire department in familiarization of construction and fire protection features.
4. All work to be done in a safe manner. At no time shall work interfere with the life safety of the occupants of the building.



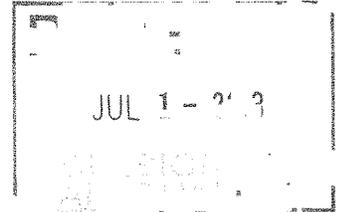
STEPHEN HOVANCSEK & ASSOCIATES, INC.
Consulting Engineers & Planners
TWO MERIT DRIVE • RICHMOND HEIGHTS, OHIO 44143
(216) 731-6255 Fax No: (216) 731-4483

April 23, 2013

City of South Euclid
1349 South Green Road
South Euclid, Ohio 44121

Attention: Mr. Paul Kowalczyk, Building Commissioner

Re: **TRUE NORTH STORE #356**
14473 Cedar Road
Construction Plan Review

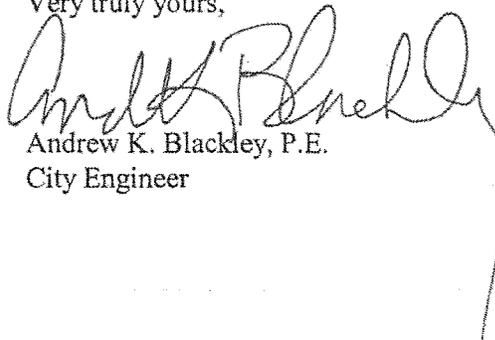


Dear Mr. Kowalczyk,

The City Engineer has reviewed the revised construction plans and storm water report for the remodeling of the subject property, a.k.a. the Shell Oil gas station at the corner of Cedar Road and South Green Road, dated April 16, 2013. We find that our previous comments have been satisfactorily addressed and we therefore approve the plans. Please find for your use two sets so marked.

A pre-construction meeting with the Traffic Commissioner, the Service Director, and our Construction Observer be held prior to the start of construction. If you have any questions on the above please feel free to call.

Very truly yours,



Andrew K. Blackley, P.E.
City Engineer

AKB/ab
Enclosure

Cc: Jim Anderson, Service Director
Sgt. Robert Abele, Traffic Commissioner
Austin Schiele, Diamond Z (by email)