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RICHARD W. WIEKING
 CLERK, U.S. DISTRICT COURT
 NORTHERN DISTRICT OF CALIFORNIA

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IN THE UNITED STATES DISTRICT COURT
 FOR THE NORTHERN DISTRICT OF CALIFORNIA

18 UNITED STATES OF AMERICA,
 19 Plaintiff,

20 v.

21 COLUMBUS MANUFACTURING, INC.,
 22 Defendant.

Civil Action No

CV12 0471

CONSENT DECREE

DMR

28

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1 (“MOC”) analysis or conduct a pre-startup safety review (“PSSR”) prior to the introduction of
2 anhydrous ammonia into the relocated components.

3 C. On August 28, 2009, Defendant experienced a second release of anhydrous
4 ammonia from the roof of its Forbes Facility. At least 200 pounds of anhydrous ammonia were
5 released after a hydrostatic pressure buildup in a valve group (“Valve Group #19”) caused the
6 failure of an access flange of the strainer at the inlet to the evaporator pressure regulator. This
7 failure was caused by a design flaw in the valve group configuration. The strainer should have
8 been placed in parallel with the adjacent component but instead was placed in a series
9 configuration.

10 D. After the anhydrous ammonia was released through the access flange of the
11 strainer on Valve Group #19, a contractor of Defendant applied water to the liquid ammonia in an
12 attempt to mitigate the release. However, this had the effect of exacerbating and increasing the
13 vapor cloud released to the atmosphere. The gaseous cloud of anhydrous ammonia traveled
14 from the Forbes Facility to the adjacent buildings owned by Genentech, Inc. Emergency
15 responders from South San Francisco, neighboring communities, and the County of San Mateo
16 responded to the ammonia release, and ordered the evacuation of buildings on the
17 nearby Genentech campus, issued a shelter-in-place order to other local businesses and residents,
18 and closed local roads and nearby on- and off-ramps to U.S. Highway 101 for several hours. As
19 a result of ammonia exposure, approximately two dozen individuals were medically treated on-
20 site by emergency responders or at local hospitals.

21 E. The releases of anhydrous ammonia from the Forbes Facility on February 17,
22 2009 and August 28, 2009 were both above the reportable quantity of 100 pounds pursuant to 40
23 C.F.R. § 302.4. Defendant failed in both instances to notify the National Response Center
24 (“NRC”), or the State Emergency Response Committee (“SERC”) for over 5 hours.

25 F. Section 112(r)(7) of the CAA, 42 U.S.C. § 7412(r)(7), requires owners and
26 operators of stationary sources which use hazardous substances above the regulatory threshold
27 amounts to develop and file a Risk Management Plan (“RMP”) with EPA. The owner or
28 operator of a stationary source must submit an initial RMP by the date on which a regulated

1 substance is first present at the facility above the threshold quantity in a process. 40 C.F.R. §
2 68.150(b)(3). The Hayward Facility is a stationary source and anhydrous ammonia is among the
3 listed hazardous substances in 40 C.F.R. Part 150, with a regulatory threshold amount of 10,000
4 pounds.

5 Defendant acquired the Hayward Facility in March 2007 and shut down the refrigeration
6 system, removing all ammonia. Defendant initially restarted the system in June 2007 with a
7 charge of approximately 8,000 pounds of ammonia. Defendant added 3,000 pounds of ammonia
8 in November 2007, bringing the total charge to 11,000 pounds, but did not submit a new RMP for
9 the Hayward Facility until October 2008, at least eleven (11) months late.

10 G. The implementing regulations for Section 112(r)(7) of the CAA, 42 U.S.C.
11 § 7412(r)(7), require the owner or operator of a stationary source to perform a process hazards
12 analysis ("PHA") to identify, evaluate and control the hazards involved in the facility processes.
13 The owner or operator must also establish a system to promptly address the findings and
14 recommendations of the PHA. 40 C.F.R. § 68.67(e). The Defendant completed a PHA in May
15 of 2007, but as of the April 2010 EPA inspection at the Hayward Facility, Defendant had failed
16 to establish an adequate system to promptly address the twenty recommendations from the May
17 2007 PHA.

18 H. The implementing regulations for Section 112(r)(7) of the CAA, 42 U.S.C.
19 § 7412(r)(7), require the owner or operator of a stationary source to develop and implement
20 written operating procedures that provide instructions or steps for conducting activities associated
21 with a covered process. 40 C.F.R. § 68.68. As of the April 2010 EPA inspection at the Hayward
22 Facility, EPA concluded that Defendant's written operating procedures failed to provide clear
23 instructions for the safe operation of the refrigeration system. Moreover, the existing written
24 operating instructions were not readily accessible to employees because the refrigeration
25 contractor maintained these documents offsite.

26 I. The implementing regulations for Section 112(r)(7) of the CAA, 42 U.S.C.
27 § 7412(r)(7), require the owner or operator of a stationary source to establish and implement
28 written procedures to maintain the ongoing integrity of the process equipment. 40 C.F.R.

1 § 68.73(b). As of the April 2010 EPA inspection at the Hayward Facility, Defendant had no
2 written mechanical integrity procedures on-Site, having relied on its refrigeration contractor to
3 conduct all mechanical integrity activities.

4 J. Defendant entered into a settlement on January 10, 2011 with the District Attorney
5 for the County of San Mateo, in the case *The People of the State of California v. Columbus*
6 *Manufacturing Inc.*, California Superior Court, No. CIV 502187, in which Defendant agreed inter
7 alia, to develop and implement written operating procedures that provide clear instructions for
8 safely conducting activities associated with its ammonia refrigeration system at the Forbes
9 Facility and to establish and implement written procedures to maintain the on-going integrity of
10 the ammonia refrigeration process equipment. Defendant also agreed in Section 3.G. of the
11 County settlement, to install (i) certain exterior and interior sensors to detect ammonia releases,
12 (ii) an alarm system, and (iii) a telephone emergency notification system.

13 NOW, THEREFORE, before the taking of any testimony, without the adjudication or
14 admission of any issue of fact or law except as provided in Section I, and with the consent of the
15 Parties, IT IS HEREBY ADJUDGED, ORDERED, AND DECREED as follows:

16 I. JURISDICTION AND VENUE

17 1. This Court has jurisdiction over the subject matter of this action, pursuant to
18 28 U.S.C. §§ 1331, 1345, and 1355, CAA Section 113(b), 42 U.S.C. § 7413(b), CERCLA
19 Section 109(c), 42 U.S.C. § 9609(c), and EPCRA Section 326(b)(1), 42 U.S.C. § 11046(b)(1),
20 over the Parties. Venue lies in this District pursuant to CAA Section 113(b),
21 42 U.S.C. § 7413(b), CERCLA Section 109(c), 42 U.S.C. § 9609(c), and EPCRA Section
22 325(b)(3), 42 U.S.C. § 11045(b)(3), and 28 U.S.C. §§ 1391 (b) and (c) and 1395(a), because the
23 violations alleged in the Complaint are alleged to have occurred in, and Defendant conducts
24 business in, this judicial district. For purposes of this Decree, or any action to enforce this
25 Decree, Defendant consents to the Court's jurisdiction over (1) this Decree, (2) the Defendant,
26 and (3) any actions to enforce this Decree, and Defendant consents to venue in this judicial
27 district.

28 ///

1 III. DEFINITIONS

2 7. Terms used in this Consent Decree that are defined in the Acts, or in regulations
3 promulgated pursuant to the Acts, shall have the meanings assigned to them in the Acts or such
4 regulations, unless otherwise provided in this Decree. Whenever the terms set forth below are
5 used in this Consent Decree, the following definitions shall apply:

6 a. "Building 2" shall mean the smaller outbuilding, of approximately 3,600 square
7 feet, located at the Forbes Facility.

8 b. "Business Day" shall mean each of the days, Monday through Friday, of any
9 given week.

10 c. "Complaint" shall mean the complaint filed by the United States in this action;

11 d. "Consent Decree" or "Decree" shall mean this Decree and all appendices attached
12 hereto;

13 e. "Day" shall mean a calendar day unless expressly stated to be a business day. In
14 computing any period of time under this Consent Decree, where the last day would fall on a
15 Saturday, Sunday, or federal holiday, the period shall run until the close of business of the next
16 business day;

17 f. "Defendant" shall mean Columbus Manufacturing, Inc.;

18 g. "EPA" shall mean the United States Environmental Protection Agency and any of
19 its successor departments or agencies;

20 h. "Effective Date" shall have the definition provided in Section XIV;

21 i. "Facilities" shall mean Defendant's Forbes Facility and Hayward Facility as
22 defined herein;

23 j. "Forbes Facility" shall mean the meat processing plant leased by the Defendant
24 located at 493 Forbes Boulevard, San Mateo County, California;

25 k. "Hayward Facility" shall mean the meat processing plant leased by the Defendant
26 at 3190 Corporate Place, Alameda County, California;

27 l. "Paragraph" shall mean a portion of this Decree identified by an arabic numeral;

28 m. "Parties" shall mean the United States and Defendant;

1 n. "Reportable Quantity" shall mean the quantity of a hazardous substance
2 designated at 40 C.F.R. Part 302;

3 o. "Section" shall mean a portion of this Decree identified by a roman numeral;

4 p. "United States" shall mean the United States of America, acting on behalf of EPA.

5 IV. CIVIL PENALTY

6 8. Within sixty (60) Days after the Effective Date of this Consent Decree, Defendant
7 shall pay the sum of \$685,446 as a civil penalty, together with interest accruing from the date on
8 which the Consent Decree is lodged with the Court, at the rate specified in 28 U.S.C. § 1961 as of
9 the date of lodging.

10 9. Defendant shall pay the civil penalty due by FedWire Electronic Funds Transfer
11 ("EFT") to the U.S. Department of Justice in accordance with written instructions to be provided
12 to Defendant, following lodging of the Consent Decree, by the Financial Litigation Unit of the
13 U.S. Attorneys Office for the Northern District of California located at Federal Courthouse Floor
14 11, 450 Golden Gate Avenue, San Francisco, CA 94102, telephone number (415) 436-7200. At
15 the time of payment, Defendant shall send a copy of the EFT authorization form and the EFT
16 transaction record, together with a transmittal letter, which shall state that the payment is for the
17 civil penalty owed pursuant to the Consent Decree in United States v. Columbus Manufacturing,
18 Inc., and shall reference the civil action number and DOJ case number 90-5-2-1-10188, to the
19 United States in accordance with Section XIII of this Decree (Notices); by email to
20 acctreceivable.CINWD@epa.gov; and by U.S. mail or FedEx to:

21 EPA Cincinnati Finance Office
22 26 Martin Luther King Drive
23 Cincinnati, Ohio 45268

24 10. Defendant shall not deduct any penalties paid under this Decree pursuant to this
25 Section or Section VII (Stipulated Penalties) in calculating its federal income tax.

26 V. INJUNCTIVE RELIEF

27 11. As injunctive relief required by this Decree, Defendant shall convert the current
28 ammonia refrigeration systems at the Forbes Facility to an ammonia-glycol refrigerant system.
Defendant shall do so consistent with the requirements specified in the Statement of Work, which

1 is attached as Appendix A and hereby made a part of this Consent Decree, and without material
2 departure from the set of plans titled "Columbus Foods, Forbes Bldg. Glycol Conversion, South
3 San Francisco, California, 730-03906, Revision 5" as submitted to the City of South San
4 Francisco on August 4, 2011 and maintained by the Building Department of the City of South
5 San Francisco (the "Permit Documents"). For the purpose of this Paragraph, any change in the
6 construction of the ammonia refrigeration system from the Permit Documents shall not constitute
7 a "material departure" if it involves a cost change of \$300,000 or less, and the new system
8 remains consistent with the requirements otherwise specified in this Decree and the Statement of
9 Work. Any "material departure" from the Permit Documents may be approved in writing by
10 EPA upon request by Columbus. No later than December 15, 2011, the Forbes Facility shall
11 cease using ammonia as the only refrigerant. After December 15, 2011, ammonia shall only be
12 used in a refrigeration system at the Forbes Facility in a manner consistent with the terms of this
13 Decree and Statement of Work. The new ammonia-glycol refrigerant system, which will be
14 completed consistent with the requirements in the Statement of Work by March 15, 2012, shall
15 include the following components:

16 a. The ammonia used in the ammonia-glycol system shall be wholly contained
17 within Building 2, and shall not circulate outside of Building 2, and shall be isolated within
18 Building 2;

19 b. The ammonia shall be used to chill glycol, or an alternative secondary coolant,
20 which shall circulate throughout the Forbes Facility to provide the cooling function. Acceptable
21 alternative secondary coolants shall be carbon dioxide and any other substance not listed in Table
22 3 (State Regulated Substances List and Threshold Quantities for Accidental Release Prevention),
23 California Code of Regulations, Title 19, Chapter 4.5, Article 8 § 2770.5 (as may be amended
24 from time to time); and

25 c. Defendant shall install a scrubber system to treat Building 2 exhaust in the event
26 of a release of ammonia into the mechanical room in Building 2.

27 12. In converting the Forbes Facility refrigeration system to an ammonia-glycol
28 system, and in the conduct of all third-party audits as set forth in paragraph 15 below, Defendant

1 shall meet its general duty under Section 112(r)(1) of the Clean Air Act: (a) to identify hazards
2 which may result from releases of extremely hazardous substances using appropriate hazard
3 assessment techniques; (b) to design and maintain a safe facility taking such steps as are
4 necessary to prevent releases; and (c) to minimize the consequences of accidental releases which
5 do occur.

6 13. In meeting its duty under Paragraph 12, Defendant shall evaluate whether its
7 ammonia-glycol refrigeration system is in material compliance with relevant industry standards
8 including: (a) the International Institute of Ammonia Refrigeration (“IIAR”) “Guidelines for:
9 IIAR Minimum Safety Criteria for a Safe Ammonia Refrigeration System” (Bulletin No. 109,
10 10/97), “Guidelines for: Start-up, Inspection and Maintenance of Ammonia Mechanical
11 Refrigerating Systems” Bulletin No. 110, 3/903; Guidelines for Identification of Ammonia
12 Refrigeration Piping and System Components” (Bulletin No. 114, 9/91) and “American National
13 Design Standard: Equipment, Design, and Installation of Closed-Circuit Ammonia Mechanical
14 Refrigeration Systems” (ANSI/IIAR 2-2008); (c) the American Society of Heating and
15 Refrigerating and Air-Conditioning Engineers (“ASHRAE”) “Safety Standard for Refrigeration
16 Systems” Standard 15-2007; (d) the American Society of Mechanical Engineers (“ASME”)
17 Refrigeration Piping and Heat Transfer Components (B31.5 – 2010). All of these industry
18 standards relevant and applicable to the operation and maintenance of anhydrous ammonia
19 refrigeration systems shall be referred to as the General Duty Clause Requirements.

20 14. Defendant shall also comply with the California Accidental Release Prevention
21 (“CalARP”) Program Level 3 requirements, pursuant to the California Health and Safety Code
22 sections 25530-25541.5 and Title 19 of the California Code of Regulations, at its Forbes Facility
23 and its Hayward Facility during the term of this Decree.

24 15. Defendant shall complete third-party audits of its compliance with EPCRA
25 Section 312, CalARP and General Duty Clause Requirements with regard to the refrigeration
26 system at the Forbes Facility on the following schedule: (i) no later than sixty (60) days after
27 converting the Forbes Facility’s refrigeration system to an ammonia-glycol system; and (ii)
28 between eighteen (18) and twenty-four (24) months after completion of the first audit. The

1 following requirements shall apply to the auditing required by this Paragraph:

2 a. Defendant shall submit the name of the third party auditor and its qualifications to
3 EPA for its approval at least two (2) weeks prior to conducting a required audit;

4 b. Within fifteen (15) days after its receipt of the third-party audit, Defendant will
5 provide EPA with a copy of the audit. No later than sixty (60) days after its receipt of the third-
6 party audit, Defendant will provide EPA with Defendant's response to the audit findings, and
7 Defendant's plan for implementation of specific action(s) in response to the audit findings; and

8 c. Within thirty (30) days after receipt of Defendant's audit and response, EPA will
9 either approve the Defendant's submittals in Paragraph 15(b) or disapprove the submittals and
10 provide reasons for the disapproval. If EPA disapproves all or a portion of the submittals,
11 Defendant shall submit revised submittals for any disapproved documents within forty-five (45)
12 days. In the event that EPA disapproves any portion of a submittal by the Defendant, EPA shall
13 make staff available to discuss the basis for the disapproval with the Defendant within twenty
14 (20) days of the written disapproval.

15 16. Permits. Where any compliance obligation under this Section requires Defendant
16 to obtain a federal, state, or local permit or approval, Defendant shall submit timely and complete
17 applications and take all other actions necessary to obtain all such permits or approvals.
18 Defendant may seek relief under the provisions of Section VIII of this Consent Decree (Force
19 Majeure) for any delay in the performance of any such obligation resulting from a failure to
20 obtain, or a delay in obtaining, any permit or approval required to fulfill such obligation, if
21 Defendant has submitted timely and complete applications and has taken all other actions
22 necessary to obtain all such permits or approvals.

23 VI. REPORTING REQUIREMENTS

24 17. Beginning January 1, 2012, and continuing quarterly until one quarter after
25 completion of the ammonia-glycol project construction required by Paragraph 11, Defendant
26 shall submit a report documenting: (i) the completion of the ammonia/glycol project at the Forbes
27 Facility or, in the alternative, the status of the construction and/or other measures required by the
28 Statement of Work and a project schedule showing the anticipated date of completion; (ii)

1 problems encountered or anticipated in connection with implementation of the Statement of
2 Work, together with implemented or proposed solutions; and (iii) a description of any non-
3 compliance with the requirements of this Consent Decree and an explanation of the violations
4 likely cause and of the remedial steps taken, or to be taken, to prevent or minimize such violation.

5 18. Within sixty (60) Days after the Effective Date, Defendant shall provide to EPA
6 the most recent Process Hazard Analysis conducted at its Hayward Facility and an itemized list
7 of when and how the Defendant has addressed or will address each of the hazards identified in
8 the Process Hazard Analysis.

9 19. No later than January 31, 2012, Defendant shall submit a report to EPA
10 documenting that it has complied with all of the requirements identified at paragraph 3.G of its
11 settlement with the County of San Mateo, *The People of the State of California v. Columbus*
12 *Manufacturing Inc.*, Stipulation for Entry of Final Judgment, CIV 502187 entered on January 10,
13 2011, regarding exterior and interior sensors, the ammonia alarm system, and the telephone
14 emergency notification system at the Forbes Facility.

15 20. Within one hundred and eighty (180) Days after the final report required by
16 Paragraph 17, and continuing until the earlier of (i) termination of this Decree pursuant to Section
17 XVIII or (ii) Defendant ceases to use ammonia in a refrigeration system at the Forbes Facility,
18 Defendant shall submit an electronic semi-annual report for the preceding 6 months that shall
19 include the following summaries: status of any permit applications relevant to the ammonia-
20 glycol system; reports or submissions to San Mateo County relevant to the ammonia-glycol
21 system; the status of implementation of actions taken or to be taken in response to a third party
22 audit report's findings and/or recommendation pursuant to Paragraph 15 above; and a description
23 of any non-compliance with the requirements of this Consent Decree and an explanation of the
24 violations likely cause and of the remedial steps taken, or to be taken, to prevent or minimize
25 such violation. A report shall not be required under this Paragraph if the Defendant submits an
26 audit report, pursuant to the requirement in Paragraph 15, within sixty (60) days prior to the date
27 on which a report under this Paragraph would otherwise be due.

28 ///

1 21. If Defendant violates, or has reason to believe that it may violate, any requirement
2 of this Consent Decree, Defendant shall notify the United States of such violation and its likely
3 duration, in writing, within ten business days of the Day Defendant first becomes aware of the
4 violation, with an explanation of the violation's likely cause and of the remedial steps taken, or to
5 be taken, to prevent or minimize such violation. If the cause of a violation cannot be fully
6 explained at the time the report is due, Defendant shall so state in the report. Defendant shall
7 investigate the cause of the violation and shall then submit an amendment to the report, including
8 a full explanation of the cause of the violation, within thirty (30) Days of the Day Defendant
9 becomes aware of the cause of the violation. Nothing in this Paragraph or the following
10 Paragraph relieves Defendant of its obligation to provide the notice required by Section VIII of
11 this Consent Decree (Force Majeure).

12 22. Whenever any violation of this Consent Decree or any other event affecting
13 Defendant's performance under this Decree, or the performance of its Facilities in connection
14 with the presence of ammonia, may pose an immediate threat to the public health or welfare or
15 the environment, Defendant shall notify EPA orally or by electronic or facsimile transmission as
16 soon as possible, but no later than twenty-four (24) hours after Defendant first knew of the
17 violation or event. This procedure is in addition to the requirements set forth in the preceding
18 Paragraph.

19 23. All reports required by this Consent Decree shall be submitted either
20 electronically or in writing to the persons designated in Section XIII of this Consent Decree
21 (Notices).

22 24. Approval of Deliverables. After review of any plan, report, or other item that is
23 required to be submitted pursuant to this Consent Decree, EPA may in writing or electronically:
24 a) approve the submission; b) approve the submission upon specified conditions; c) approve part
25 of the submission and disapprove the remainder; or d) disapprove the submission.

26 25. If the submission is approved pursuant to Paragraph 24.a, Defendant shall take all
27 actions required by the plan, report, or other document, in accordance with the schedules and
28 requirements of the plan, report, or other document, as approved. If the submission is

1 conditionally approved or approved only in part, pursuant to Paragraph 24.b or .c, Defendant
2 shall, upon written direction from EPA, take all actions required by the approved plan, report, or
3 other item that EPA determines are technically severable from any disapproved portions, subject
4 to Defendant's right to dispute only the specified conditions or the disapproved portions, under
5 Section IX of this Decree (Dispute Resolution).

6 26. If the submission is disapproved in whole or in part pursuant to Paragraph 24.c or
7 d, Defendant shall, within forty-five (45) Days or such other time as the Parties agree to in
8 writing, correct all deficiencies and resubmit the plan, report, or other item, or disapproved
9 portion thereof, for approval, in accordance with the preceding Paragraphs. If the resubmission is
10 approved in whole or in part, Defendant shall proceed in accordance with the preceding
11 Paragraph.

12 27. Any stipulated penalties applicable to the original submission, as provided in
13 Section VII of this Decree, shall accrue during the forty-five (45) Day period or other specified
14 period, but shall not be payable unless the resubmission is untimely or is disapproved in whole or
15 in part; provided that, if the original submission was so deficient as to constitute a material
16 breach of Defendant's obligations under this Decree, the stipulated penalties applicable to the
17 original submission shall be due and payable notwithstanding any subsequent resubmission.

18 28. If a resubmitted plan, report, or other item, or portion thereof, is disapproved in
19 whole or in part, EPA may again require Defendant to correct any deficiencies, in accordance
20 with the preceding Paragraphs, subject to Defendant's right to invoke Dispute Resolution and the
21 right of EPA to seek stipulated penalties as provided in the preceding Paragraphs.

22 29. Each report submitted by Defendant under this Section shall be signed by an
23 official of the submitting party and include the following certification:

24
25 I certify under penalty of law that this document and all attachments were prepared under
26 my direction or supervision in accordance with a system designed to assure that qualified
27 personnel properly gather and evaluate the information submitted. Based on my inquiry
28 of the person or persons who manage the system, or those persons directly responsible for
gathering the information, the information submitted is, to the best of my knowledge and
belief, true, accurate, and complete. I am aware that there are significant penalties for
submitting false information, including the possibility of fine and imprisonment for
knowing violations.

1 This certification requirement does not apply to emergency or similar notifications where
2 compliance would be impractical.

3 30. The reporting requirements of this Consent Decree do not relieve Defendant of
4 any reporting obligations required by EPCRA and CERCLA or implementing regulations, or by
5 any other federal, state, or local law, regulation, permit, or other requirement.

6 31. Any information provided pursuant to this Consent Decree may be used by the
7 United States in any proceeding to enforce the provisions of this Consent Decree and as
8 otherwise permitted by law.

9 VII. STIPULATED PENALTIES

10 32. Defendant shall be liable for stipulated penalties to the United States for violations
11 of this Consent Decree as specified below, unless excused under Section VIII
12 (Force Majeure). A violation includes failing to perform any obligation required by the terms of
13 this Decree, including any work plan or schedule approved under this Decree, according to all
14 applicable requirements of this Decree and within the specified time schedules established by or
15 approved under this Decree.

16 33. Late Payment of Civil Penalty

17 If Defendant fails to pay the civil penalty required to be paid under Section IV of this
18 Decree (Civil Penalty) when due, Defendant shall pay a stipulated penalty of \$3,000 per Day for
19 each Day that the payment is late for the first five (5) Business Days. Thereafter, Defendant shall
20 pay a stipulated penalty of \$5,000 per Day for each Day that the payment is late

21 34. Injunctive Relief

22 The following stipulated penalties shall accrue per violation per Day for each violation of
23 Paragraphs 11 and 15 of Section V. and the requirements therein pertaining to implementation of
24 the new ammonia/glycol refrigerant system and conduct of the third-party compliance audit:

<u>Penalty Per Violation Per Day</u>	<u>Period of Noncompliance</u>
\$500	1st through 14th Day
\$1,500	15th through 30th Day
\$2,000	31st Day and beyond

1 35. Reporting Requirements. The following stipulated penalties shall accrue per
2 violation per Day for each violation of the reporting requirements of Section VI of this Consent
3 Decree:

<u>Penalty Per Violation Per Day</u>	<u>Period of Noncompliance</u>
\$250	1st through 14th Day
\$1,000	15th through 30th Day
\$1,500	31st Day and beyond

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8 36. Stipulated penalties under this Section shall begin to accrue after performance is
9 due or on the Day a violation occurs, whichever is applicable, and shall continue to accrue until
10 performance is satisfactorily completed or until the violation ceases. Stipulated penalties shall
11 accrue simultaneously for separate violations of this Consent Decree.

12 37. Defendant shall pay any stipulated penalty within thirty (30) Days of receiving the
13 United States' written demand. The United States may in the unreviewable exercise of its
14 discretion, reduce or waive stipulated penalties otherwise due it under this Consent Decree.

15 38. Stipulated penalties shall continue to accrue during any Dispute Resolution, but
16 need not be paid until the following:

17 a. If the dispute is resolved by agreement or by a decision of EPA that is not
18 appealed to the Court, Defendant shall pay accrued penalties determined to be owing, together
19 with interest, to the United States within thirty (30) Days of the effective date of the agreement or
20 the receipt of EPA's decision or order.

21 b. If the dispute is appealed to the Court and the United States prevails, in whole or
22 in part, Defendant shall pay all accrued penalties determined by the Court to be owing, together
23 with interest, within sixty (60) Days of receiving the Court's decision or order, except as
24 provided in subparagraph c, below.

25 c. If any Party appeals the District Court's decision, Defendant shall pay all accrued
26 penalties determined to be owing, together with interest, within 15 Days of receiving the final
27 appellate court decision.

28 39. Upon the Effective Date of this Consent Decree, the stipulated penalty provisions

1 in Paragraphs 34 and 35 shall be retroactively enforceable with regard to any violation that has
2 occurred prior to the Effective Date of the Consent Decree, provided that stipulated penalties that
3 may have accrued prior to the Effective Date may not be collected unless and until this Consent
4 Decree is entered by the Court.

5 40. Defendant shall pay stipulated penalties owing to the United States in the manner
6 set forth and with the confirmation notices required by Paragraph 9, except that the transmittal
7 letter shall state that the payment is for stipulated penalties and shall state for which violation(s)
8 the penalties are being paid.

9 41. If Defendant fails to pay stipulated penalties according to the terms of this
10 Consent Decree, Defendant shall be liable for interest on such penalties, as provided for in
11 28 U.S.C. § 1961, accruing as of the date payment became due. Nothing in this Paragraph shall
12 be construed to limit the United States from seeking any remedy otherwise provided by law for
13 Defendant's failure to pay any stipulated penalties.

14 42. Subject to the provisions of Section XI of this Consent Decree (Effect of
15 Settlement/Reservation of Rights), the stipulated penalties provided for in this Consent Decree
16 shall be in addition to any other rights, remedies, or sanctions available to the United States for
17 Defendant's violation of this Consent Decree or applicable law. Where a violation of this
18 Consent Decree is also a violation of relevant statutory or regulatory requirements, Defendant
19 shall be allowed a credit, for any stipulated penalties paid, against any statutory penalties
20 imposed for such violation.

21 VIII. FORCE MAJEURE

22 43. "Force majeure," for purposes of this Consent Decree, is defined as any event
23 arising from causes beyond the control of Defendant, of any entity controlled by Defendant, or of
24 Defendant's contractors, that delays or prevents the performance of any obligation under this
25 Consent Decree despite Defendant's best efforts to fulfill the obligation. The requirement that
26 Defendant exercise "best efforts to fulfill the obligation" includes using best efforts to anticipate
27 any potential force majeure event and best efforts to address the effects of any such event (a) as it
28 is occurring and (b) after it has occurred to prevent or minimize any resulting delay to the

1 greatest extent possible. "Force Majeure" does not include Defendant's financial inability to
2 perform any obligation under this Consent Decree.

3 44. If any event occurs or has occurred that may delay the performance of any
4 obligation under this Consent Decree, whether or not caused by a force majeure event, Defendant
5 shall provide notice orally or by electronic transmission to EPA, in accordance with Section XIII
6 of this Consent Decree (Notices), within three (3) Business Days of when Defendant first knew
7 that the event might cause a delay. Within seven (7) Business Days thereafter, Defendant shall
8 provide in writing to EPA an explanation and description of the reasons for the delay; the
9 anticipated duration of the delay; all actions taken or to be taken to prevent or minimize the
10 delay; a schedule for implementation of any measures to be taken to prevent or mitigate the delay
11 or the effect of the delay; Defendant's rationale for attributing such delay to a force majeure
12 event if it intends to assert such a claim; and a statement as to whether, in the opinion of
13 Defendant, such event may cause or contribute to an endangerment to public health, welfare or
14 the environment. EPA may, in its unreviewable discretion, extend the time within which notice
15 must be given, provided that such extension is in writing. Defendant shall include with any notice
16 all available documentation supporting the claim that the delay was attributable to a force
17 majeure. Failure to comply with the above requirements shall preclude Defendant from asserting
18 any claim of force majeure for that event for the period of time of such failure to comply, and for
19 any additional delay caused by such failure. Defendant shall be deemed to know of any
20 circumstance of which Defendant, any entity controlled by Defendant, or Defendant's contractors
21 knew or should have known.

22 45. If EPA agrees that the delay or anticipated delay is attributable to a force majeure
23 event, the time for performance of the obligations under this Consent Decree that are affected by
24 the force majeure event will be extended by EPA for such time as is necessary to complete those
25 obligations. An extension of the time for performance of the obligations affected by the force
26 majeure event shall not, of itself, extend the time for performance of any other obligation. EPA
27 will notify Defendant in writing of the length of the extension, if any, for performance of the
28 obligations affected by the force majeure event.

1 States a written Statement of Position regarding the matter in dispute. The Statement of Position
2 shall include, but need not be limited to, any factual data, analysis, or opinion supporting
3 Defendant's position and any supporting documentation relied upon by Defendant.

4 51. The United States shall serve its Statement of Position within forty-five (45) Days
5 of receipt of Defendant's Statement of Position. The United States Statement of Position shall
6 include, but need not be limited to, any factual data, analysis, or opinion supporting that position
7 and any supporting documentation relied upon by the United States. The United States Statement
8 of Position shall be binding on Defendant, unless Defendant files a motion for judicial review of
9 the dispute in accordance with the following Paragraph.

10 52. Defendant may seek judicial review of the dispute by filing with the Court and
11 serving on the United States, in accordance with Section XIII of this Consent Decree (Notices), a
12 motion requesting judicial resolution of the dispute. The motion must be filed within fifteen (15)
13 Days of receipt of the United States' Statement of Position pursuant to the preceding Paragraph.
14 The motion shall contain a written statement of Defendant's position on the matter in dispute,
15 including any supporting factual data, analysis, opinion, or documentation, and shall set forth the
16 relief requested and any schedule within which the dispute must be resolved for orderly
17 implementation of the Consent Decree.

18 53. The United States shall respond to Defendant's motion within the time period
19 allowed by the Local Rules of this Court or as provided by Court Order. Defendant may file a
20 reply memorandum, to the extent permitted by the Local Rules or allowed by Court Order.

21 54. Standard of Review

22 a. Disputes Concerning Matters Accorded Record Review. Except as
23 otherwise provided in this Consent Decree, in any dispute brought under Paragraph 50 pertaining
24 to the adequacy or appropriateness of plans, procedures to implement plans, schedules or any
25 other items requiring approval by EPA under this Consent Decree; the adequacy of the
26 performance of work undertaken pursuant to this Consent Decree; and all other disputes that are
27 accorded review on the administrative record under applicable principles of administrative law,
28 Defendant shall have the burden of demonstrating, based on the administrative record, that the

1 position of the United States is arbitrary and capricious or otherwise not in accordance with law.

2 b. Other Disputes. Except as otherwise provided in this Consent Decree, in
3 any other dispute brought under Paragraph 50, Defendant shall bear the burden of demonstrating
4 that its position complies with this Consent Decree and better further the objectives of the
5 Consent Decree.

6 55. The invocation of dispute resolution procedures under this Section shall not, by
7 itself, extend, postpone, or affect in any way any obligation of Defendant under this Consent
8 Decree, unless and until final resolution of the dispute so provides. Stipulated penalties with
9 respect to the disputed matter shall continue to accrue from the first Day of noncompliance, but
10 payment shall be stayed pending resolution of the dispute as provided in Paragraph 38.

11 If Defendant does not prevail on the disputed issue, stipulated penalties shall be assessed and paid
12 as provided in Section VII (Stipulated Penalties).

13 X. INFORMATION COLLECTION AND RETENTION

14 56. The United States and its representatives, including attorneys, contractors, and
15 consultants, shall have the right of entry into either Facility covered by this Consent Decree, at all
16 reasonable times, upon presentation of credentials, to:

- 17 a. monitor the progress of activities required under this Consent Decree;
18 b. verify any data or information submitted to the United States in accordance
19 with the terms of this Consent Decree;
20 c. obtain documentary evidence related to compliance with this Decree,
21 including photographs and similar data; and
22 d. assess Defendant's compliance with this Consent Decree.

23 57. Until three (3) years after the termination of this Consent Decree, Defendant shall
24 retain, and shall instruct its contractors and agents to preserve all non-identical copies of all
25 documents, records, or other information (including documents, records, or other information in
26 electronic form) in its or its contractors' or agents' possession or control, or that come into its or
27 its contractors' or agents' possession or control, and that relate to Defendant's performance of its
28 obligations under this Consent Decree. This information retention requirement shall apply

1 regardless of any contrary corporate or institutional policies or procedures. At any time during
2 this information-retention period, upon request by the United States, Defendant shall provide
3 copies of any non-privileged documents, records, or other information required to be maintained
4 under this Paragraph.

5 58. At the conclusion of the information-retention period provided in the preceding
6 Paragraph, Defendant shall notify the United States at least ninety (90) Days prior to the
7 destruction of any documents, records, or other information subject to the requirements of the
8 preceding Paragraph and, upon request by the United States, Defendant shall deliver any such
9 documents, records, or other information to EPA. Defendant may assert that certain documents,
10 records, or other information is privileged under the attorney-client privilege or any other
11 privilege recognized by federal law. If Defendant asserts such a privilege, it shall provide the
12 following: (1) the title of the document, record, or information; (2) the date of the document,
13 record, or information; (3) the name and title of each author of the document, record, or
14 information; (4) the name and title of each addressee and recipient; (5) a description of the
15 subject of the document, record, or information; and (6) the privilege asserted by Defendant.
16 However, no documents, records, or other information created or generated pursuant to the
17 requirements of this Consent Decree shall be withheld on grounds of privilege.

18 59. Defendant may also assert that information required to be provided under this
19 Section is protected as Confidential Business Information ("CBI") under 40 C.F.R. Part 2. As to
20 any information that Defendant seeks to protect as CBI, Defendant shall follow the procedures
21 set forth in 40 C.F.R. Part 2.

22 60. This Consent Decree in no way limits or affects any right of entry and inspection,
23 or any right to obtain information, held by the United States pursuant to applicable federal laws,
24 regulations, or permits, nor does it limit or affect any duty or obligation of Defendant to maintain
25 documents, records, or other information imposed by applicable federal or state laws, regulations,
26 or permits.

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1 XI. EFFECT OF SETTLEMENT/RESERVATION OF RIGHTS

2 61. This Consent Decree resolves the civil claims of the United States for the
3 violations alleged in the Complaint filed in this action through the date of lodging.

4 62. The United States reserves all legal and equitable remedies available to enforce
5 the provisions of this Consent Decree, except as expressly stated in Paragraph 61. This Consent
6 Decree shall not be construed to limit the rights of the United States to obtain penalties or
7 injunctive relief under the Act or implementing regulations, or under other federal laws,
8 regulations, or permit conditions, except as expressly specified in Paragraph 61.

9 The United States further reserves all legal and equitable remedies to address any imminent and
10 substantial endangerment to the public health or welfare or the environment arising at, or posed
11 by, Defendant's Facilities, whether related to the violations addressed in this Consent Decree or
12 otherwise.

13 63. In any subsequent administrative or judicial proceeding initiated by the United
14 States for injunctive relief, civil penalties, other appropriate relief relating to the Facilities,
15 Defendant shall not assert, and may not maintain, any defense or claim based upon the principles
16 of waiver, res judicata, collateral estoppel, issue preclusion, claim preclusion, claim-splitting, or
17 other defenses based upon any contention that the claims raised by the United States in the
18 subsequent proceeding were or should have been brought in the instant case, except with respect
19 to claims that have been specifically resolved pursuant to Paragraph 61 of this Section.

20 64. This Consent Decree is not a permit, or a modification of any permit, under any
21 federal, state, or local laws or regulations. Defendant is responsible for achieving and
22 maintaining complete compliance with all applicable federal, state, and local laws, regulations,
23 and permits; and Defendant's compliance with this Consent Decree shall be no defense to any
24 action commenced pursuant to any such laws, regulations, or permits, except as set forth herein.
25 The United States does not, by its consent to the entry of this Consent Decree, warrant or aver in
26 any manner that Defendant's compliance with any aspect of this Consent Decree will result in
27 compliance with provisions of the Acts alleged by Plaintiff herein, or with any other provisions
28 of federal, state, or local laws, regulations, or permits.

1 To Defendant:

2 Tim Fallon
3 Chief Executive Officer/President
4 Columbus Manufacturing
5 30977 San Antonio Street
6 Hayward, CA 94544
7 tfallon@COLUMCO.COM

8 Doug Bame
9 Director of Engineering
10 Columbus Manufacturing
11 30977 San Antonio Street
12 Hayward, CA 94544
13 dbame@COLUMCO.COM

14 Tom Boer
15 Barg Coffin Lewis & Trapp
16 350 California Street, 22d Floor
17 San Francisco, California 94104
18 jtb@bcltlaw.com

19 69. Any Party may, by written notice to the other Parties, change its designated notice
20 recipient or notice address provided above.

21 70. Notices submitted pursuant to this Section shall be deemed submitted upon mailing,
22 unless otherwise provided in this Consent Decree or by mutual agreement of the Parties in writing.

23 XIV. EFFECTIVE DATE

24 71. The Effective Date of this Consent Decree shall be the date upon which this
25 Consent Decree is entered by the Court or a motion to enter the Consent Decree is granted,
26 whichever occurs first, as recorded on the Court's docket; provided, however, that Defendant
27 hereby agrees that it shall be bound to perform duties scheduled to occur prior to the Effective
28 Date. In the event the United States withdraws or withholds consent to this Consent Decree
before entry, or the Court declines to enter the Consent Decree, then the preceding requirement to
perform duties scheduled to occur before the Effective Date shall terminate.

XV. RETENTION OF JURISDICTION

72. The Court shall retain jurisdiction over this case until termination of this Consent
Decree, for the purpose of resolving disputes arising under this Decree or entering orders
modifying this Decree, pursuant to Sections IX and XVI, or effectuating or enforcing compliance
with the terms of this Decree.

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XVI. MODIFICATION

73. The terms of this Consent Decree, including any attached appendices, may be modified only by a subsequent written agreement signed by all the Parties. Where the modification constitutes a material change to this Decree, it shall be effective only upon approval by the Court.

74. Any disputes concerning modification of this Decree shall be resolved pursuant to Section IX of this Decree (Dispute Resolution), provided, however, that, instead of the burden of proof provided by Paragraph 54, the Party seeking the modification bears the burden of demonstrating that it is entitled to the requested modification in accordance with Federal Rule of Civil Procedure 60(b).

XVII. TERMINATION

75. After Defendant has completed the requirements of Section V (Injunctive Relief) of this Decree, has thereafter maintained satisfactory compliance with this Consent Decree for six (6) months following the completion of the third-party audits and has paid the civil penalty and any accrued stipulated penalties as required by this Consent Decree, Defendant may serve upon the United States a Request for Termination, stating that Defendant has satisfied these requirements, together with supporting documentation.

76. Following receipt by the United States of Defendant's Request for Termination, the Parties shall confer informally concerning the Request and any disagreement that the Parties may have as to whether Defendant has satisfactorily complied with the requirements for termination of this Consent Decree. If the United States agrees that the Decree may be terminated, the Parties shall submit, for the Court's approval, a joint stipulation terminating the Decree.

77. If the United States does not agree that the Decree may be terminated, Defendant may invoke Dispute Resolution under Section IX of this Decree. However, Defendant shall not seek Dispute Resolution of any dispute regarding termination, under Paragraph 50 of Section IX, until thirty (30) days after service of its Request for Termination.

///

1 XVIII. PUBLIC PARTICIPATION

2 78. This Consent Decree shall be lodged with the Court for a period of not less than
3 thirty (30) Days for public notice and comment in accordance with 28 C.F.R. § 50.7. The United
4 States reserves the right to withdraw or withhold its consent if the comments regarding the
5 Consent Decree disclose facts or considerations indicating that the Consent Decree is
6 inappropriate, improper, or inadequate. Defendant consents to entry of this Consent Decree
7 without further notice and agrees not to withdraw from or oppose entry of this Consent Decree by
8 the Court or to challenge any provision of the Decree, unless the United States has notified
9 Defendant in writing that it no longer supports entry of the Decree.

10 XIX. SIGNATORIES/SERVICE

11 79. Each undersigned representative of Defendant and the Assistant Attorney General
12 for the Environment and Natural Resources Division of the Department of Justice certifies that he
13 or she is fully authorized to enter into the terms and conditions of this Consent Decree and to
14 execute and legally bind the Party he or she represents to this document.

15 80. This Consent Decree may be signed in counterparts, and its validity shall not be
16 challenged on that basis. Defendant agrees to accept service of process by mail with respect to
17 all matters arising under or relating to this Consent Decree and to waive the formal service
18 requirements set forth in Rules 4 and 5 of the Federal Rules of Civil Procedure and any
19 applicable Local Rules of this Court including, but not limited to, service of a summons.

20 XX. INTEGRATION

21 81. This Consent Decree constitutes the final, complete, and exclusive agreement and
22 understanding among the Parties with respect to the settlement embodied in the Decree and
23 supercedes all prior agreements and understandings, whether oral or written, concerning the
24 settlement embodied herein. Other than deliverables that are subsequently submitted and
25 approved pursuant to this Decree, no other document, nor any representation, inducement,
26 agreement, understanding, or promise, constitutes any part of this Decree or the settlement it
27 represents, nor shall it be used in construing the terms of this Decree.

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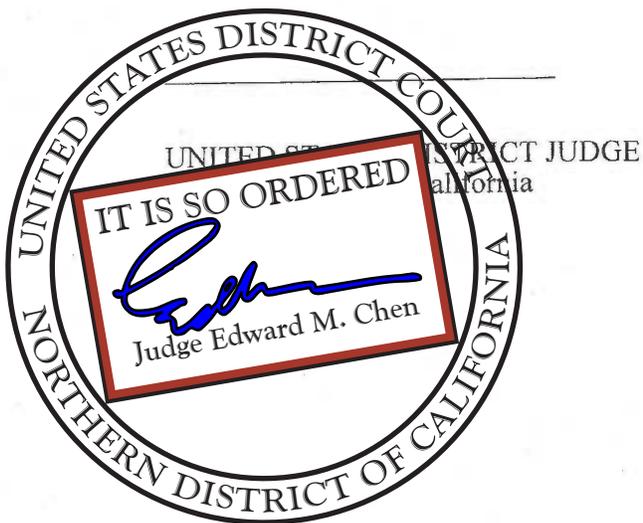
XXI. FINAL JUDGMENT

82. Upon approval and entry of this Consent Decree by the Court, this Consent Decree shall constitute a final judgment of the Court as to the United States and Defendant.

XXII. APPENDIX

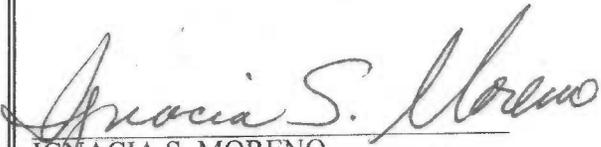
83. The following appendices are attached to and part of this Consent Decree:
Appendix A is the Statement of Work.

Dated and entered this 14th day of March, 2012.

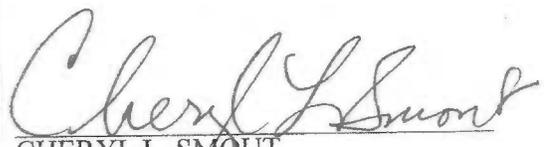


1 THE UNDERSIGNED PARTIES enter into this Consent Decree in the Matter of United States of
2 America v. Columbus Manufacturing, Inc. (N.D.Ca.) Civil Action No. _____

3 FOR PLAINTIFF UNITED STATES OF AMERICA:

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5 

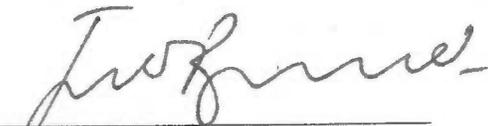
6 IGNACIA S. MORENO
7 Assistant Attorney General
8 Environment and Natural Resources
9 Division
U.S. Department of Justice
Washington, D.C. 20530

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11 

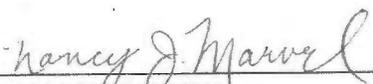
12 CHERYL L. SMOUT
13 Environmental Enforcement Section
14 Environment and Natural Resources
15 Division
16 U.S. Department of Justice
17 P.O. Box 7611
18 Washington, D.C. 20044-7611
19 Phone 202.514.5466
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THE UNDERSIGNED PARTIES enter into this Consent Decree in the Matter of United States of America v. Columbus Manufacturing, Inc. (N.D.Ca.) Civil Action No. _____

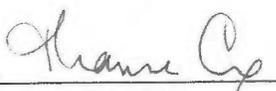
FOR THE PLAINTIFF UNITED STATES:



JARED BLUMENFELD
Regional Administrator
Region IX
U.S. Environmental Protection Agency
75 Hawthorne Street
San Francisco, CA 94105



NANCY MARVEL
Regional Counsel
Region IX
U.S. Environmental Protection Agency
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THANNE COX
Attorney-Adviser
U.S. Environmental Protection Agency
75 Hawthorne Street
San Francisco, CA 94105

THE UNDERSIGNED PARTIES enter into this Consent Decree in the Matter of United States of America v. Columbus Manufacturing, Inc. (N.D.Ca.) Civil Action No. _____.

FOR THE PLAINTIFF UNITED STATES:



CYNTHIA GILES
Assistant Administrator
Office of Enforcement and Compliance Assurance
U.S. Environmental Protection Agency
1200 Pennsylvania Avenue, NW
Washington, D.C. 20460



PAMELA J. MAZAKAS
Acting Director, Office of Civil Enforcement
Office of Enforcement and Compliance Assurance
U.S. Environmental Protection Agency
1200 Pennsylvania Avenue, NW
Washington, D.C. 20460



ROSEMARIE A. KELLEY
Director, Waste and Chemical Enforcement Division
Office of Enforcement and Compliance Assurance
U.S. Environmental Protection Agency
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Washington, D.C. 20460

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THE UNDERSIGNED PARTIES enter into this Consent Decree in the Matter of United States of America v. Columbus Manufacturing, Inc. (N.D.Ca.) Civil Action No. _____

FOR DEFENDANT COLUMBUS MANUFACTURING INC.


Timothy G. Fallon
Chief Executive Officer/President
Columbus Foods
30977 San Antonio Street
Hayward, CA 94544

Appendix A

Consent Decree in *United States v. Columbus Manufacturing, Inc.*

**STATEMENT OF WORK
COLUMBUS MANUFACTURING INC.**

FORBES FACILITY AMMONIA – GLYCOL REFRIGERATION SYSTEM

The ammonia-glycol system required as injunctive relief by Paragraphs 11 - 14 of the Consent Agreement shall include, at a minimum, the following components or be consistent with the following provisions:

A. Project Description

Columbus Manufacturing Inc. (CMI) shall convert the existing Building 1 ammonia refrigeration systems at its Forbes Ave. South San Francisco facility to a system utilizing both ammonia and glycol in which the ammonia used in the new system shall be wholly contained within the Building 2 mechanical room, and will not circulate outside of that location (with the exception of minor amounts of piping interconnecting the fire department emergency diffusion panel and vent piping to the diffusion tank). The ammonia in the Building 2 mechanical room will be used to chill glycol, which will circulate throughout the facility (both Buildings 1 & 2) to provide the cooling function. The ammonia in the Building 2 mechanical room will be isolated from the environment by the building enclosure itself. In the event of a detected release, the normal mechanical ventilation system will cease to function and an emergency scrubbing system will be activated. This scrubbing system will remove ammonia from the airstream using water and chemicals. The air discharged from the scrubber will have an ammonia concentration of 50ppm or less; and the water/effluent will be collected in a holding tank for later disposal. Should the scrubber air discharge exceed the 50ppm concentration, the scrubber will be stopped and Building 2 will be isolated completely from the environment using a system of dampers and louvers. Finally, CMI shall install and operate an enhanced ammonia detection and alarm system both inside and outside of Building 2.

B. Work to be Performed

1. Building 1

- a. Install and commission temporary (skid-based) Building 1 refrigeration system
- b. Install new piping for glycol
- c. Remove all ammonia from and decommission existing Building 1 system
- d. Install new air units in chilled spaces
- e. Connect to new Building 2 system

2. Building 2

- a. Install and commission temporary (skid-based) Building 2 refrigeration system
- b. Remove all ammonia from and decommission existing Building 2 system
- c. Modify Building 2 system to meet reconfigured cooling needs as a result of combination of old refrigeration systems
- d. Install new piping for glycol

- e. Install new ammonia/glycol heat exchangers in chilled spaces
 - f. Install new condensers
 - g. Install ammonia scrubber system
 - h. Install Enhanced Ammonia Detection and Alarms
 - i. Full ammonia detection system installed inside Building 2 with the following functionalities – warning, alarm, shunt trip
 - ii. Ammonia detection system installed on exterior of Building 2 at both roof level and at five feet above ground level with the following functionalities – warning, alarm
 - i. Introduce ammonia to Building 2 and commission new system
3. Comply with Applicable Codes and Standards as follows:
- a. Upgrade to Current 2010 California Code Versions for the following:
 - i. Building
 - ii. Mechanical, Electrical, Plumbing, Fire, Energy
 - b. Follow the following applicable standards
 - i. ASHRAE 15 – 2007
 - ii. IIAR 2 – 2008 (including Addendum A)
 - c. Implement the following Codes:
 - i. ASME B31.5 - 2010
 - ii. ASME Boiler & Pressure Vessel Code, Sections VIII & IX – 2010