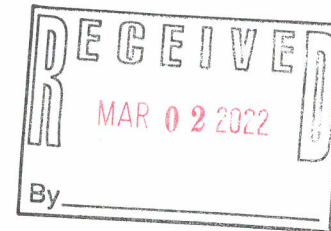


Historic District Commission
Planning Department
City Hall Annex
33 Wakefield Street
Rochester, NH 03867-1917
(603) 335-1338 Phone

HISTORIC DISTRICT COMMISSION
Application for Certificate of Approval
and/or No Negative Effect
City of Rochester, New Hampshire



Date: 3/2/2022

Property information

Tax map #: 120 Lot #(s): 406 Zone: DC Date of building, if known: 1959

Property address/location: 17 Wakefield Street

Name of project (if applicable): Emergency Generator

Property owner

Name: First Seacoast Bank

Mailing address: 17 Wakefield Street

Telephone #: 603-674-6864 Email address: Dana.fsb@comcast.net

Applicant (if different from property owner)

Name: Same

Mailing address: _____

Telephone #: _____ Email address: _____

Architect/Designer

Name (include name of individual): N/A

Professional Designation: _____

Mailing address: _____

Telephone #: _____ Email address: _____

Contractor

Name (include name of individual): Generator Connection

Mailing address: 1057 Calep Hwy., Barrington, NH 03825

Telephone #: 603-664-4004 Email address: ryan@generatorconnection.com

*"Working with our community partners to preserve and enhance
the historic architecture and cultural heritage of the city of Rochester"*

Proposed activity (check all that apply)

New building/structure: _____ Addition onto existing building/structure: _____

Alterations to the front of an existing building: _____

Alterations to the non-street facing façade of an existing building: _____

Signage or awnings: _____ Demolition: _____ Accessory structure <250 sq ft: _____

Site development (walkway, deck, parking, utilities, etc.): ☒ utility

New Building/Alterations to Existing Buildings:

Height: _____ Width: _____ Setback: _____

- Roof Design: _____
- Materials to be used: _____
- Paint/Stain Color: _____
- Light Fixtures: _____
- Description of Building Entrance: _____

New Signs/Fences:

- Size: _____ Shape: _____
- Sign Color: _____ Location/Placement: _____
- Illumination (Interior): _____ (Exterior): _____
- Materials to be used: _____
- Typefaces: _____
- Fences & Walls: _____
- Light Fixtures: _____
- Paint/Stain Color: _____

Describe project (Include information on existing conditions and materials as well as the proposed changes. Include installation specifications and materials to be used. Use a separate sheet of paper if necessary): See attached Project Narrative

Proposed starting date: May, 2022

Checklist

Here is a checklist for your reference of the items that may need to be required:

- ☒ Submission of this application form
- ☒ Site plan drawn to scale clearly depicting existing conditions and proposed work
- ☐ Submission of appropriate drawings and renderings for each façade affected
- ☒ Specifications on the materials and installation including brochures, manufacture's product sheet, pictures, etc.
- ☒ Photographs of each impacted side of the building
- ☐ Sample swatch and or manufacturers cut sheet of materials to be used, as appropriate
- ☐ Written description of how the project meets the guidelines

Please feel free to contact the Planning Department with any questions.

Submission of application

This application must be signed by the property owner, and the applicant/developer (if different from property owner).

I (we) hereby submit this application to the City of Rochester Historic District Commission pursuant to the City of Rochester Historic District Ordinance and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As applicant/developer (if different from property owner)/as agent, I attest that I am duly authorized to act in this capacity and submit this application.

Signature of property owner: James R. Brannen
Printed name: JAMES R. BRANNEN Date: MARCH 2, 2022

Signature of applicant/developer: _____
Printed name: _____ Date: _____

** Please note that the applicant or a representative must attend the HDC meeting to present the application and answer any questions. If nobody attends the meeting then the HDC may not take any action on the application.*

CITY USE ONLY

APPROVED AS NO NEGATIVE EFFECT

Yes No Signature Required

☐ ☐ Director of Planning and Development: _____ Date: _____

☐ ☐ HDC Chairperson: _____ Date: _____

Conditions: _____

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the historic architecture and cultural heritage of the city of Rochester"*

PROJECT NARRATIVE
for
Emergency Generator Installation
at
First Seacoast Bank
17 Wakefield Street
Tax Map 120, Lot 406
Rochester, NH

This Project Narrative has been prepared to accompany an Application for Certificate of Approval and/or No Negative Effect submitted to the City of Rochester Historic District Commission on behalf of First Seacoast Bank. The purpose of the proposed project is to install an emergency generator to serve the Bank during planned or unplanned electrical power outages.

First Seacoast Bank (formerly Federal Savings Bank) has operated a community banking branch at 17 Wakefield Street since 2009. The property was purchased by First Seacoast Bank in 2016. During the Site Plan Review process required to upgrade the parking/access to the property and construct drive-thru facilities, easements were created for shared use of the parking and underground utilities constructed to serve both the Bank and the City of Rochester offices located on Lot 408 of Tax Map 120. These easements are depicted on the plan attached to this Application and described in Easement Deeds on file at the Strafford County Registry of Deeds.

The photograph attached to this application shows the general area of the proposed emergency generator installation. This area is at the rear of the Bank and not visible from either Wakefield Street or Museum Way. The building corner is where underground telephone and electric utilities currently enter the building as evidenced by the presence of the electric meter on the building face and a telephone pedestal located on the ground. This area is bounded by a sidewalk which provides access to the shared parking lot in addition to access between the City facility and the Bank, and a 5 ft. high white vinyl stockade fence which runs between the two structures. The fence is gated to provide access to the basement of the City facility. The surface of the proposed emergency generator site is currently covered in bark mulch.

First Seacoast Bank is proposing to install a Kohler Model 20RCA (L) natural gas fueled emergency generator as shown on the attached Site Plan. Specifications for the generator are also attached to this Application. The generator is being located to comply with building code requirements, provide access to the interior electrical panels of the Bank, and to provide ease of access for maintenance and repairs. The cabinet of the generator measures 46" long x 26" wide x 32" high and will be located on a concrete pad within the existing utility easement shared by the City and First Seacoast Bank. The City has agreed to an amendment to the existing easement to allow this above ground utility. Bollards are proposed to be installed as shown on the Site Plan to protect the generator from errant vehicles or snow removal equipment and additional shrubs will be installed to provide screening of the cabinet from the adjacent parking lot. The proposed location and screening is in compliance with Section 4.18 under Accessibility, Lighting, Mechanical, and Services of the City of Rochester Historic District Commission Design Guidelines.



The Kohler® Advantage

- **High Quality Power**
Kohler home generators provide advanced voltage and frequency regulation along with ultra-low levels of harmonic distortion for excellent generator power quality to protect your valuable electronics.
- **Extraordinary Reliability**
Kohler is known for extraordinary reliability and performance and backs that up with a premium 5-year or 2000 hour limited warranty.
- **Powerful Performance**
Exclusive Powerboost™ technology provides excellent starting power. §
- **Aluminum Enclosure**
 - Attractive aluminum enclosure allows installation as close as 18 inches from your home or small business. †
 - Enclosure panels can be removed without tools to allow easy access for maintenance and service.

Standard Features

- **RDC2 Controller**
 - One digital controller manages both the generator set and transfer switch functions (with optional Model RXT).
 - Electronic speed control responds quickly to varying demand.
 - OnCue® Plus Generator Management System for remote monitoring is included with the generator.
- **Kohler Command PRO Engine Features**
 - Kohler Command PRO® OHV engine with hydraulic valve lifters for reliable performance without routine valve adjustment or lengthy break-in requirements.
- **Designed for Easy Installation**
 - Sturdy aluminum base can be mounted on gravel or a concrete mounting pad.
 - Fuel and electrical connections through the enclosure wall eliminate the need for stub-ups through the base.
 - Customer connection terminal block located near the controller allows easy access for field wiring.
 - Designed for outdoor installation only.
- **Certifications**
 - Meets emission regulations for U.S. Environmental Protection Agency (EPA) with both natural gas and LPG.
 - UL 2200/cUL listed (60 Hz model).
 - CSA certification available (60 Hz model).
 - Accepted by the Massachusetts Board of Registration of Plumbers and Gas Fitters.
 - Meets 181 mph wind rating.
- Approved for stationary standby applications in locations served by a reliable utility source.
- 20RCAL models packaged with a Model RXT automatic transfer switch are available. See page 4 and the Model RXT ATS specification sheet.
- **Warranty**
 - 5-year/2000 hour limited warranty for on-grid (standby) applications in locations served by a reliable utility source.

Generator Ratings

Alternator	Voltage	Phase	Hz	Standby Ratings				Line Circuit Breaker	
				Natural Gas		LPG		Amps	Poles
				kW/kVA	Amps	kW/kVA	Amps		
2F7	120/240	1	60	18/18	75	20/20	83	100	2
	120/208	3	60	17/21	58	17/21	58	70	3
2G7	120/240	3	60	17/21	51	17/21	51	60	3
	277/480	3	60	17/21	26	17/21	26	30	3

Note: The line circuit breaker is automatically selected based on the generator set model and voltage configuration.

RATINGS: Standby ratings apply to installations served by a reliable utility source. All single-phase units are rated at 1.0 power factor. The standby rating is applicable to variable loads with an average load factor of 80% for the duration of the power outage. No overload capacity is specified at this rating. Ratings are in accordance with ISO-3046/1, BS5514, AS2789, and DIN 6271. GENERAL GUIDELINES FOR DERATING: *ALTITUDE*: Derate 4% per 305 m (1000 ft.) elevation above 153 m (500 ft.). *TEMPERATURE*: Derate 2% per 5.5°C (10°F) temperature increase above 16°C (60°F). Availability is subject to change without notice. The generator set manufacturer reserves the right to change the design or specifications without notice and without any obligation or liability whatsoever. Contact your local Kohler Co. generator distributor for availability.

§ Check the appliance manufacturer's specifications for actual power requirements. Consult a Kohler® Power Systems professional to calculate your exact residential power system requirements.

† Meets NFPA guidelines for 18 inch clearance to combustible materials. Check state and local codes for minimum distance required from a structure.

Alternator Specifications

Alternator Specifications

Specifications		Alternator	
Manufacturer		Kohler	
Type		2-Pole, Rotating Field	
Leads, quantity			
2F7		4	
2G7		12	
Voltage regulator		Digital	
Insulation:		NEMA MG1-1.66	
Material		Class H	
Temperature rise		130°C Standby	
Bearing: quantity, type		1, Sealed	
Coupling		Direct	
Amortisseur windings		Full	
Voltage regulation, no-load to full-load RMS		± 1.0%	
One-step load acceptance		100% of Rating	
Peak motor starting kVA:		(35% dip for voltages below)	
240 V, 1 ph		2F7 (4 lead)	41 (60 Hz)
240 or 480 V, 3 ph		2G7 (12 lead)	69 (60 Hz)

Alternator Features

- Compliance with NEMA, IEEE, and ANSI standards for temperature rise.
- Self-ventilated and dripproof construction.
- Windings are vacuum-impregnated with epoxy varnish for dependability and long life.
- Superior voltage waveform and minimum harmonic distortion from skewed alternator construction.
- Digital voltage regulator with ±1.0% no-load to full-load RMS regulation.
- Rotating-field alternator with static exciter for excellent load response.
- Total harmonic distortion (THD) from no load to full load with a linear load is less than 5%.

Application Data

Engine

Engine Specifications	
Manufacturer	Kohler
Engine: model, type	CH1000 4-Cycle
Cylinder arrangement	V-2
Displacement, cm ³ (cu. in.)	999 (61)
Bore and stroke, mm (in.)	90 x 78.5 (3.54 x 3.1)
Compression ratio	8.8:1
Main bearings: quantity, type	2, Parent Material
Rated RPM	
60 Hz	3600
Max. engine power at rated rpm, kW (HP)	
LPG, 60 Hz	23.0 (30.9)
Natural gas, 60 Hz	20.2 (27.1)
Cylinder head material	Aluminum
Valve material	Steel/Stellite®
Piston type and material	Aluminum Alloy
Crankshaft material	Heat Treated, Ductile Iron
Governor: type	Electronic
Frequency regulation, no load to full load	Isochronous
Frequency regulation, steady state	±0.5%
Air cleaner type	Dry

Engine Electrical

Engine Electrical System	
Ignition system	Electronic, Capacitive Discharge
Starter motor rated voltage (DC)	12
Battery (purchased separately):	
Ground	Negative
Volts (DC)	12
Battery quantity	1
Recommended cold cranking amps:	
(CCA) rating for - 18°C (0°F)	500
Group size	51

Exhaust

Exhaust System	
Exhaust temperature exiting the enclosure at rated kW, dry, °C (°F)	260 (500)

Lubrication

Lubricating System	
Type	Full Pressure
Oil capacity (with filter), L (qt.)	1.9 (2.0)
Oil filter: quantity, type	1, Cartridge
Oil cooler	Integral
Kohler recommends the use of Kohler Genuine oil and filters.	

Fuel Pipe Size

Minimum Gas Pipe Size Recommendation, in. NPT		
Pipe Length, m (ft.)	Natural Gas 281,000 Btu/hr.	LPG 340,000 Btu/hr.
8 (25)	1	3/4
15 (50)	1	1
30 (100)	1 1/4	1
46 (150)	1 1/4	1 1/4
61 (200)	1 1/4	1 1/4

Fuel Requirements

Fuel System		
Fuel types	Natural Gas or LPG	
Fuel supply inlet	1/2 NPT	
Fuel supply pressure, kPa (in. H ₂ O):		
Natural gas	0.9- 2.7 (3.5-11)	
LP	1.7- 2.7 (7-11)	

Fuel Composition Limits *	Nat. Gas	LPG
Methane, % by volume (minimum)	90 min.	—
Ethane, % by volume (maximum)	4.0 max.	—
Propane, % by volume	1.0 max.	85 min.
Propene, % by volume (maximum)	0.1 max.	5.0 max.
C ₄ and higher, % by volume	0.3 max.	2.5 max.
Sulfur, ppm mass (maximum)	25 max.	
Lower heating value, MJ/m ³ (Btu/ft ³), (minimum)	33.2 (890)	84.2 (2260)

* Contact your local distributor for suitability and rating derates based on fuel compositions outside these limits.

Operation Requirements

Fuel Consumption, m³/hr. (cfh) @ 60Hz				
% Load	Natural Gas		LPG	
100	8.0	(281)	3.9	(136)
75	6.9	(243)	3.1	(109)
50	4.6	(161)	2.3	(82)
25	3.6	(127)	1.7	(59)
Exercise	2.0	(71)	1.0	(35)

Nominal fuel rating: Natural gas: 37 MJ/m³ (1000 Btu/ft.³)
LPG: 93 MJ/m³ (2500 Btu/ft.³)

LPG conversion factors: 8.58 ft.³ = 1 lb.
0.535 m³ = 1 kg
36.39 ft.³ = 1 gal.

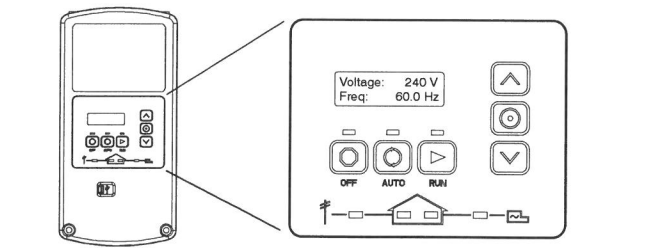
Generator Set Sound Data

Model 20RCA 8 point logarithmic average sound levels are 64 dB(A) during weekly engine exercise and 69 dB(A) during full-speed generator diagnostics and normal operation.*

All sound levels are measured at 7 meters with no load.

* Lowest of 8 points measured around the generator. Sound levels at other points around generator may vary depending on installation parameters.

RDC2 Controller



The RDC2 controller provides integrated control for the generator set, Kohler® Model RXT transfer switch, programmable interface module (PIM), and load shed kit.

RDC2 Controller Features

- Membrane keypad:
 - OFF, AUTO, and RUN pushbuttons
 - Select and arrow buttons for access to system configuration and adjustment menus
- LED indicators for OFF, AUTO, and RUN modes

- LED indicators for utility power and generator set source availability and ATS position (Model RXT transfer switch required)
- LCD display:
 - Two lines x 16 characters per line
 - Backlit display with adjustable contrast for excellent visibility in all lighting conditions
- Scrolling system status display:
 - Generator set status
 - Voltage and frequency
 - Engine temperature
 - Oil pressure
 - Battery voltage
 - Engine runtime hours
- Date and time displays
- Smart engine cooldown senses engine temperature
- Digital isochronous governor maintains steady-state speed at all loads
- Digital voltage regulation: ± 1.0% RMS no-load to full-load
- Automatic start with programmed cranking cycle
- Programmable exerciser can be set to start automatically on any future day and time, and run every week or every two weeks
- Exercise modes:
 - Unloaded weekly exercise with complete system diagnostics
 - Unloaded full-speed exercise
 - Loaded full-speed exercise (Model RXT ATS required)
- Front-access mini USB connector for SiteTech™ or USB Utility connection
- Integral Ethernet connector for Kohler® OnCue® Plus
- Built-in 2.5 amp battery charger
- Remote two-wire start/stop capability for optional connection of a Model RDT transfer switch
- Diagnostic messages: Displays diagnostic messages for the engine, generator, Model RXT transfer switch, programmable interface module (PIM), and load management device.
- Maintenance reminders
- System settings:
 - System voltage, frequency, and phase
 - Voltage adjustment
 - Measurement system, English or metric
- ATS status (Model RXT ATS required):
 - Source availability
 - ATS position (normal/utility or emergency/generator)
 - Source voltage and frequency
- ATS control (Model RXT ATS required):
 - Source voltage and frequency settings
 - Engine start time delay
 - Transfer time delays
 - Voltage calibration
 - Fixed pickup and dropout settings
- Programmable Interface Module (PIM) status displays:
 - Input status (active/inactive)
 - Output status (active/inactive)
- Load control menus:
 - Load status
 - Test function



KOHLER CO., Kohler, Wisconsin 53044 USA
Phone 920-457-4441, Fax 920-459-1646
For the nearest sales and service outlet in the
US and Canada, phone 1-800-544-2444
KOHLERPower.com

Generator Set Standard Features

- Battery cables
- EPA certified fuel system
- Aluminum sound enclosure
- Critical silencer
- Field-connection terminal block
- Fuel solenoid valve and secondary regulator
- Line circuit breaker
- Multi-fuel system, LPG/natural gas, field-convertible
- Oil drain extension with shutoff valve
- OnCue® Plus Generator Management System
- Premium 5-year limited warranty
- RDC2 generator set/ATS controller
- Rodent-resistant construction
- Sound-deadening, flame-retardant foam per UL 94, class HF-1

Available Options

- Approvals and Listings**

☐ CSA approval
- Communication Accessories**

☐ OnCue® Plus Wireless Generator Management System
- Concrete Mounting Pads**

☐ Concrete mounting pad, 3 in. thick

☐ Concrete mounting pad, 4 in. thick (recommended for storm-prone areas)
- Electrical Accessories**

☐ Battery

☐ Battery heater, 120VAC

☐ Battery heater, 240VAC

☐ Cold weather package, 120VAC

☐ Cold weather package, 240VAC

☐ Emergency stop kit

☐ PowerSync® Automatic Paralleling Module (APM) (single phase only; parallel two 20kW residential generator sets with the RDC2 controller)

☐ Programmable interface module (PIM) (provides 2 digital inputs and 6 relay outputs)
- Fuel System Accessories**

☐ Flexible fuel line (included on QS models)

☐ Carburetor heater, 120 VAC

☐ Carburetor heater, 240 VAC

Carburetor heater is recommended for reliable starting at temperatures below 0°C (32°F)
- Literature**

☐ General maintenance literature kit

☐ Overhaul literature kit

☐ Production literature kit
- Maintenance**

☐ Maintenance kit (includes air filter, oil, oil filter, and spark plugs)

Automatic Transfer Switches and Accessories

- ☐ Model RDT ATS
- ☐ Model RXT ATS
- ☐ Model RXT ATS with combined interface/load management board
- ☐ Load shed kit for RXT or RDT
- ☐ Power relay modules (use up to 4 relay modules for each load management device)
- ☐ Other Kohler® ATS

20RCAL Model Packages

- ☐ 20RCAL with 100 amp RXT with 16-space load center and NEMA 1 steel enclosure for indoor installation
- ☐ 20RCAL with 200 amp service entrance-rated Model RXT with combined interface/load management board and corrosion-resistant NEMA 3R aluminum enclosure

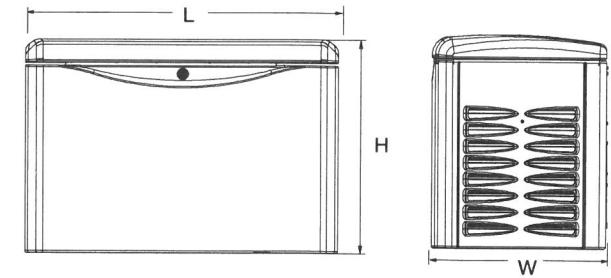
Warranty

- ☐ 5- Year Comprehensive Limited Warranty
- ☐ 10- Year Comprehensive Limited Warranty

Generator Set Dimensions and Weights

Generator Set Size, L x W x H:	1193 x 666 x 817 mm (47 x 26.2 x 32.2 in.)
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Shipping Weights:	
20RCA Generator Set:	252 kg (555 lb.)
20RCAL with 100 A RXT ATS w/LC	277 kg (611 lbs.)
20RCAL with 200 A RXT SE ATS:	272 kg (600 lb.)



NOTE: Dimensions are provided for reference only and should not be used for planning installation. Contact your local distributor for more detailed information.

DISTRIBUTED BY:

