

ATTACHMENT N: FIRE PROTECTION PLAN

April 29, 2024

FIRE PROTECTION PLAN

Goldeneye Energy Storage Project *Goldeneye Energy Storage, LLC*

PREPARED BY:

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INTRODUCTION

The project is titled Goldeneye Energy Storage Project and is located in Skagit County, Washington. The Goldeneye project encompasses the design and construction of a 200 MW Battery Energy Storage System (BESS) to support the local electric utility. This system will help the utility to maintain reliable services during periods of high electrical demand. Furthermore, Goldeneye will help the utility in its goal to achieve 100% clean energy in the future.

1. SITE LOCATION

a. Description

The Goldeneye project is located in Sedro-Woolley, WA on 25080 Minkler Road in the Skagit County. There are 10 Fire Departments in Sedro-Woolley. First Responders are still TBD. Following are links to key Fire Departments in Skagit County. See also Reference Sketch with mapped FIRE DEPARTMENT LOCATIONS.

i. Skagit County Fire Marshal's webpage:

<https://www.skagitcounty.net/departments/firemarshal/main.htm>
[\[skagitcounty.net\]](https://www.skagitcounty.net)

ii. Sedro-Woolley Fire Departments.

Sedro Woolley Fire Department 220 Munro Street

Sedro-Woolley Fire Department 325 Metcalf Street

Skagit County Fire District 6 28406 East Gilligan Creek Road

Skagit County Fire Protection District 16 - Day Creek 31693 South Skagit Highway

Skagit County Fire Protection District 8 - Headquarters Sedro

Woolley 20464 Prairie Road (Phone 360.724.4703)

Skagit County Fire Protection District 8 - Prairie Road 3212 Washington 9

b. The site is in a residential area currently served by city water which will be the supply for the BESS site fire protection system. To get the required pressure and capacity from the city water source at Minkler Road, the project will consist of replacing undersized portions of the existing fire water line under Minkler Road from the intersection of Fruitdale Road to the North East corner of the planned BESS project. This replacement work can be seen in the Attachments on drawings C3-1 and C3-2.

c. Site Location Drawings

Reference and Project drawings are listed at the end of this document. These Project drawings include a CAD general arrangement plan and sketches which are overlays on Google Earth views of the existing site to show location of the project with respect to current conditions. Site layouts have been done in

compliance with the current Skagit County code requirements (2018 IFC code). Where the current code is silent on an issue, the 2021 IFC code has been used for a design basis.

- i. See project drawings C3-1 and C3-2, GOLDENEYE BESS PROJECT, 200MW/800MWH BESS, PRELIMINARY FIRE PROTECTION PLAN for site location layout details.

2. SITE DETAILS

a. BESS 200 MW Equipment

- i. This modular configuration is not occupied by personnel. Enclosures are all rated for outdoor weather exposure.
- ii. Safety has been maximized in this design as each unit is independent of the other units in the centipede chain. This provides maximum limitation of a fire incident in any module from spreading throughout the BESS chain.
- iii. Batteries are Lithium Iron Phosphate (LFP) or equivalent which is considered the safest lithium-ion chemistry available today.
- iv. Goldeneye's Remote Operations Center (ROC) monitors in real time all conditions down to each cell level (voltage and temperature) for the performance. The Project's Alert Management System automatically initiates the mitigation measures to deal with an alert condition within a cell / module if it occurs.
- v. The BESS system is composed of two module groups.
 1. The East Group contains Control Enclosure where the ROC will reside for alarm annunciation for both East and West BESS groups. Entrances No. 1 and No. 2 provide access to this group.
 2. The West Group has its Fire Protection system independent of the East Group except for the ROC panel which is located at the East Group Control Enclosure. Entrance No. 3 provides access to this group.

b. Site Control Enclosure

- i. The only structure on the site will be the Site Control Enclosure that is located at the south end of Entrance No. 2 in the East BESS Group.
- ii. The First Responders HMI will be mounted near Entrance 1 in the East BESS yard for First Responders to get the detailed alarm information on the module(s) triggering the remote alarm (East Group or West Group).

c. Security

- i. The entire BESS project will be enclosed with a security perimeter fence. One separate security perimeter for each BESS Group.
- ii. Access into each BESS area will be from Minkler Road through either of two gates on each group perimeter fence. Each gate will be equipped with a Knox lock or Knox box as directed by the AHJ.

- iii. A QR code will be posted at each facility entrance to enable the First Responders to access critical, essential information via their mobile devices to safely and accurately focus their efforts on the initiating event. Information accessed will represent the AHJ recommendations to best support the First Responder needs.
- iv. Area lighting and communications are to meet code and AHJ requirements.
- d. Traffic Flow
 - i. Access into each BESS farm is by either of two gates in the perimeter fence.
 - ii. Roadways within each BESS Group site provide access to all modules for maintenance, normal operations, and emergency response.
 - iii. Roadway layout is per 2018 IFC requirements.
- e. Staffing
 - i. The BESS site will normally be unattended.
 - ii. Incident alarms will be automatic to local and remote designated First Responders.

3. SAFETY

- a. Process Safety
 - i. Primary approach to ensuring a safe operating plant consists of the following:
 - 1. Safe process design
 - 2. Safe operating procedures
 - 3. Safe and effective training program.
 - ii. The Goldeneye team is committed to a safe plant operation in accordance with applicable code requirements for siting, materials of construction and safety.
 - iii. Each BESS module has its own comprehensive package of explosion prevention, fire safety features (hydrogen gas detection, active HVAC, fireproof insulation, and optional clean agent fire suppression.)
 - iv. Large-scale testing of equipment will be done to simulate complete failure of all active safety measures during an intentionally induced fire. Satisfactory results will be provided during Building Permit review that show fire does not propagate from one BESS unit to another and that explosion risk in adjacent units exposed to the fire is effectively mitigated.
 - v. Fires will not propagate from one module to another or to surrounding areas. When following code required setbacks for the system installation, and even in areas without access to water, modules can be

safely installed without risk of multiple modules burning down should a fire consume one unit.

- vi. All modules come standard with heat and smoke detectors that automatically trigger the Fire Safety System (FSS) to take action and notify the local fire authority.

b. Process Hazards

- i. Thermal run away. The primary hazard associated with the modules is the uncontrolled combustion of explosive gases from cell(s) in thermal runaway, NOT large-scale fire caused by cells in thermal runaway. These are mitigated through keeping the explosive concentrations of gas below an explosive level through active ventilation, gas detectors, fire suppression, and ground fault detection, all in real time.
- ii. Voltage and temperature in each cell are monitored in real time. This information is monitored by the ROC and is shown on the First Responders HMI (see below and 3a above).

c. First Responders

- i. First responder site incident information is provided by two FACU panels. First FACU is just inside Entrance No. 1 where incident location is provided. Second Master Panel is installed outside the Control Enclosure on the south end of Entrance No. 2 in the East BESS Group. This HMI will show status of heat, gas, smoke, fire suppression and communications for each module. This is in addition to alarms and strobes for each segment chain.
- ii. Primary emphasis for the plant Fire Protection system is external exposure protection of adjacent equipment if a fire occurs. Fire hydrants have been provided throughout the BESS for First Responders to provide water streams to surrounding equipment or structures. Hose stations are to be located per direction of the AHJ.
- iii. Plant First Response team will be small with primary role to be provided by regional Fire Authority personnel.
- iv. Emergency Contact List has been established for all personnel critical to an incident response.
- v. Prior to receiving a Certificate of Occupancy (CoO), the project will arrange a manufacturer-led safety training with the First Responder team, and then semi-annually after that date, or upon adoption of a new Fire Code, whichever is more frequent.

4. FIRE PROTECTION DESIGN BASIS

safely installed without risk of multiple modules burning down should a fire consume one unit.

- vi. All modules come standard with heat and smoke detectors that automatically trigger the Fire Safety System (FSS) to take action and notify the local fire authority.

b. Process Hazards

- i. Thermal run away. The primary hazard associated with the modules is the uncontrolled combustion of explosive gases from cell(s) in thermal runaway, NOT large-scale fire caused by cells in thermal runaway. These are mitigated through keeping the explosive concentrations of gas below an explosive level through active ventilation, gas detectors, fire suppression, and ground fault detection, all in real time.
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- iii. Plant First Response team will be small with primary role to be provided by regional Fire Authority personnel.
- iv. Emergency Contact List has been established for all personnel critical to an incident response.
- v. Prior to receiving a Certificate of Occupancy (CoO), the project will arrange a manufacturer-led safety training with the First Responder team, and then biennially after that date, or upon adoption of a new Fire Code, whichever is more frequent.

4. FIRE PROTECTION DESIGN BASIS

- a. System Types
 - i. External hydrants with monitor nozzles are provided for fire exposure protection. These are manually controlled. Use of these hydrants will occur by First Responders to an automatic local and remote signal when an incident is detected.
 - ii. Each module has internal module fire protection in noted 3.c.i above.
- b. System Performance
 - i. Water supply is to be sized for two hydrants simultaneous operation. Flow test required to determine available supply main pressure and capacity.
 - ii. Hydrant hose nozzles are to be able to deliver 250 gpm per nozzle.

5. FIRE PROTECTION SYSTEM COMPONENTS

- a. General
 - i. In the event of a fire, fire protection systems on site will be engaged to suppress the fire and also protect adjacent equipment or structures from being engaged in the fire.
 - ii. Manual Systems:
 - 1. Exposure protection will be done by hydrant monitors located around the perimeter boundary of the plant site.
 - 2. Fire responders will provide hose streams from these monitors to protect equipment nearby a fire incident.
 - iii. Water Supply
 - 1. Adequate water supply is critical to the fire protection system (volume, duration, pressure, flow).
 - iv. Exposure Protection
 - 1. Basic fire protection concept is to provide exposure protection for equipment adjacent to a fire incident.
 - 2. This is a manual protection scheme. Responders to maintain safe distances from any fire location.
 - v. Automatic Protection
 - 1. This is limited to internal module systems installed in each BESS module.
 - vi. Alarms
 - 1. Alarm signal is required to remote First Responder for comprehensive fire event control.
 - 2. Knox Box / Lock must be available at the first responder entrance to the plant site.
 - vii. Incident Response

1. Plant will have minimal responders available to handle a fire incident. Plant Personnel will be trained in monitor usage and safe response practices.
 2. Skagit County with Sedro-Woolley Fire Authorities will determine who shall be considered the prime responder to a fire event at the plant.
- b. Water Supply
- i. The public water system is assumed to be located on Minkler Road.
 - ii. Tie-ins are to be made to the existing main. Nearest hydrant flow tests are to be done as part of the permit design process.
 - iii. Flow is to be suitable to two (2) hydrants use in an incident response.
- c. Water Distribution
- i. Underground mains
 1. Use ductile iron where piping passes under foundations (5 ft either side)
 2. Metallic piping or components shall be properly protected from galvanic corrosion.
 3. Materials, installation, and sizing to meet 2018 IFC requirements.
 - ii. Hydrants & Monitor Nozzles
 1. Provide bollards around hydrants, PIV, section valves where traffic may present a damage hazard.
 2. Locate hydrants to maximize water coverage from two locations simultaneously.
- d. Automatic Protection Systems
- i. BESS
 1. See Section 3 above.
 - ii. Types
 1. See also Section 2.a above
 2. Alarms from each module automatic protection system shall be visible at the HMI control panel to be located at the Control Building.
 3. Coordinate designs with AHJ and site insuring authorities.
- e. Miscellaneous
- i. Fire Extinguishers
 1. Provide as necessary to meet code requirements
 2. Adequate number of portable fire extinguishers of pressurized water, dry chemical powder, or Carbon dioxide type shall be

provided in at the control building. These extinguishers will be used during the early phases of fire to prevent its spread and costly damage.

- ii. Hose Stations
Provide as necessary to meet AHJ and code requirements.

- f. Knox Box / Lock
Provide at each security access gate (3 locations) in accordance with AHJ requirements.

- g. Control & Communication System
 - iv. Control Panels
 - 1. Main Fire Protection Alarm / Operations panel will be located in the Control Building.
 - 2. Annunciation Panel will also be located in the Control Building.
 - 3. Remote FACU Panel will be located just inside Entrance No. 1. This will provide first responders information on incident response location.
 - v. Alarms
 - 1. Alarms for a fire event are to be audible throughout each BESS group simultaneously.
 - 2. Alarm signal to be annunciated in the main FP Panel which is to be located at the Control Building.
 - 3. Remote alarm is to be sent to First Responders for their action to respond to the plant incident.
 - vi. Remote Signaling
 - 1. Shall be sent to First Responders for response to Plant event.
 - 2. Details to be coordinated with AHJ.
 - vii. Instrumentation:
 - 1. Additional instrumentation not required at this time.

- h. Commissioning Plan
 - viii. Contractor shall provide the Commissioning Plan.
 - ix. Details of the Commissioning Plan shall include:
 - 1. Means & Methods
 - 2. Plans & Specs
 - 3. Activity descriptions & procedures
 - 4. Documenting procedures
 - 5. Testing requirements
 - 6. Guidelines & format
 - 7. Training plan

8. Signoff

- i. Emergency Planning & Preparedness
 - x. Contractor shall coordinate the EPP.
 - xi. EPP shall meet the WA State and Skagit County Fire Code requirements.
 - xii. Coordinate with Plant and AHJ for plan details.

6. REVIEWS & APPROVALS

- a. Preliminary Design Review (AHJ) and Consultation (AHJ team)
- b. Pre-construction (Before IFC)
- c. Commissioning
- d. Operational
 - i. Field Inspection required

7. FP SYSTEM DESIGN

- a. Preliminary Design

POWER Engineers will provide a design concept document that will be used for Bidding the Detailed Fire Protection System design by contractors properly certified for FP work in the Goldeneye Project location.
- b. Final Design
 - i. All work to be done in compliance with all applicable codes.
 - ii. Obtain all necessary approvals from AHJ, Fire District, and site insurer project reps.
 - iii. Participate in regular project team meetings and provide regular status updates in accordance with the POWER PM project plan.
 - iv. Utilize PM systems for document management, procurement, and provide scheduling updates as requested in MS Project format.
 - v. All materials selected for use shall have been certified by UL, FM, or approved regulatory authority.
 - vi. Contractor shall provide a PVF schedule for approval covering all equipment supplied as part of the overall FP System. PVF shall include both ductile iron and approved non-metallic piping with fittings for the underground water distribution system. Schedule shall include all relevant manufacturer information for procurement by Goldeneye.
 - vii. Provide submittals in format as requested for all equipment and materials supplied as part of the project. Information shall include critical spares parts listing, operation and maintenance instructions, drawings (mechanical and electrical), and performance warranty information.

- viii. Finalize design and prepare construction documents for all FP systems.
This shall include:
 - 1. Components General:
Water storage and distribution systems
 - 2. Alarm systems (local & remote to control room)
Coordination with all process related design to eliminate conflicts in routing FP systems.
 - 3. Sprinkler system design for wet pipe systems. (Not Required)
 - 4. Clean Agent total flooding fire suppression systems where designated. (Not Required)
- ix. Obtain all necessary permits for construction, inspections, and operation.
- x. Prepare Pre-Startup Inspection and Testing plan prior to Commissioning.
 - 1. Testing must be coordinated with all other activities on-site.
 - 2. All piping and valves, after installation will be tested hydraulically at a pressure of 16kg/cm² for a period of 30 minutes to check against leak tightness.
 - 3. All manually operated valves/gates shall be operated throughout 100% of the travel and these should function without any trouble whatsoever, to the satisfaction of Goldeneye. Design, construction, erection, testing and trial operation of piping, valves, strainers, hydrant valves, hoses, nozzles, branch pipes, hose boxes, expansion joints etc. shall be included.
- xi. Prepare Commissioning Plan and implement the plan after AHJ and Skagit County approval for the completed system.
- xii. Provide Training materials and on-site training for all shift leads on the completed FP system. Allow 8 hours per shift for classroom and “hands on” training.

8. CONSTRUCTION

- a. County construction fire permits

The Skagit County Fire District administers fire protection services for the facility Permits are issued by AHJ. Typical permit requirements exist for reviews and approvals to operate per FD Prevention Services Division Fee Schedule

- b. County Construction Fee Schedules.

Fee schedule for reviews and permits are posted on the County and City web sites.



9. EMERGENCY CONTACT LIST

BESS System Personnel Emergency Phone Numbers

NAME	POSITION	TELEPHONE
TBD1	Operations Manager	
TBD2	Safety Manager	
TBD3	Environmental Manager	
TBD4		

State and County Emergency Phone Numbers

NAME	POSITION	TELEPHONE
	County Fire District #8	
	Sedro-Woolley Fire District #	
	Sedro-Woolley Fire District #	
	Police	
	Sheriff	
	Highway Patrol	

Hospital(s) Emergency Phone Numbers

LOCAL HOSPITAL	LOCATION	TELEPHONE
Primary		
Secondary		

Other Emergency Phone Numbers

NAME	POSITION	TELEPHONE

	Public Works	
	Utility	
	Insurer	



DRAWINGS (Goldeneye Project)

1. C3-1 – GOLDENEYE BESS PROJECT 200MW/800MWH BESS, PRELIMINARY FIRE PROTECTION PLAN
2. C3-2 – GOLDENEYE BESS PROJECT 200MW/800MWH BESS, PRELIMINARY FIRE PROTECTION PLAN DETAILS

REFERENCE INFORMATION (Washington State)

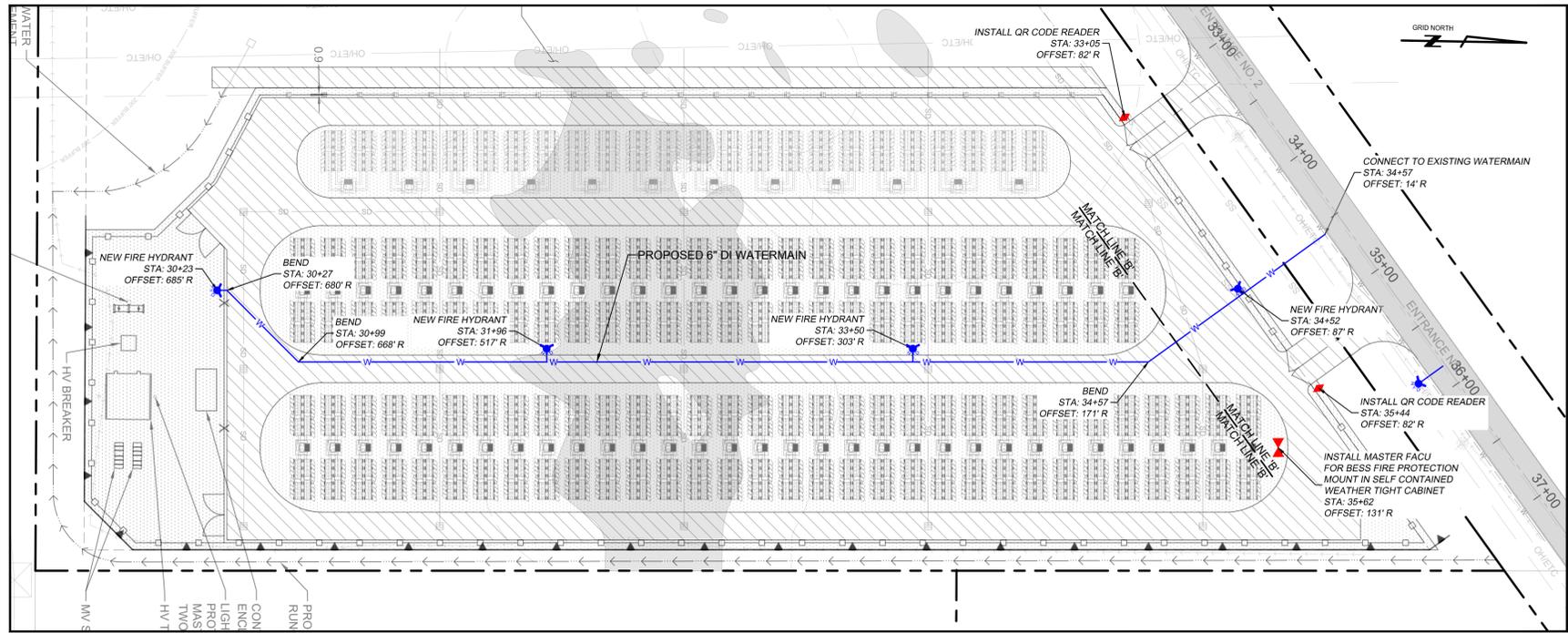
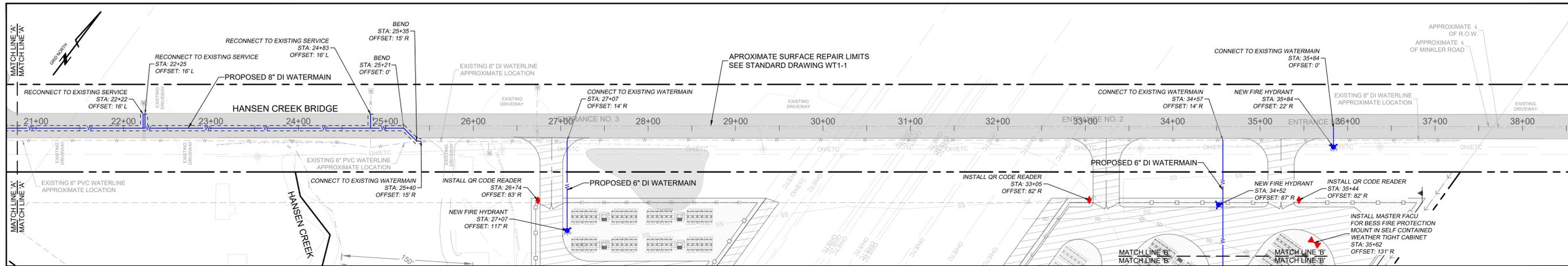
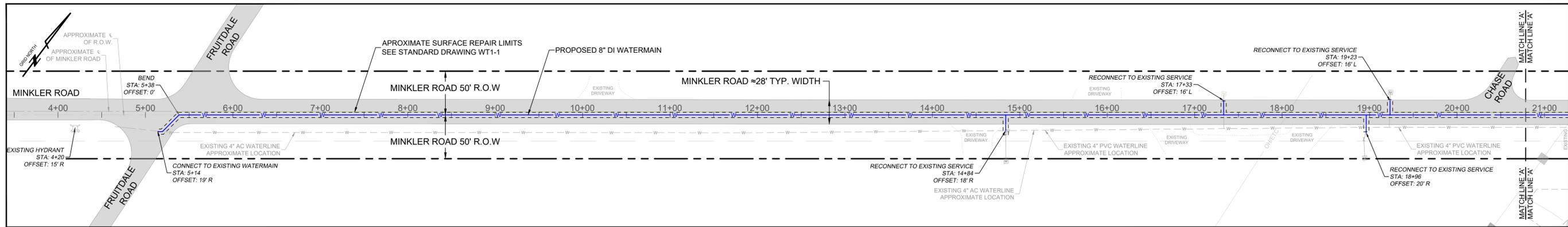
1. WASHINGTON STATE FIRE CODE (BASED ON THE 2018 IFC)

REFERENCE INFORMATION (Skagit County)

1. Title 17 FIRE CODE (Updated October 21,2022)
2. Skagit County Fire Protection Districts map
3. Sketch: FIRE DEPARTMENT LOCATIONS
4. Sketch: BESS SITE APPROXIMATE LOCATION

CODES (IFC)

1. 2018 International Fire Code (current adoption by Skagit County)
2. 2021 International Fire Code
3. 2020 NFPA Standard for the Installation of Stationary Energy Storage Systems



FIRE PROTECTION PLAN NOTES

- EXISTING WATERLINE LOCATIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
- EXISTING WATERMAIN IS TO BE CAPPED AND ABANDONED IN PLACE, AFTER REMOVAL FROM SERVICE.
- WATERLINE REPLACEMENT LIMITS OF DISTURBANCE IS TO BE WITHIN THE ASPHALT ROADWAY LIMITS UNLESS OTHERWISE SHOWN.
- ALL WATERMAIN IMPROVEMENTS SHALL COMPLY WITH THE CURRENT EDITION OF THE SKAGIT COUNTY PUD REQUIREMENTS.
- ALL ROAD REQUIREMENTS SHALL CONFORM TO THE CURRENT EDITION OF THE SKAGIT COUNTY ROAD STANDARDS MANUAL.
- PROPOSED HYDRANT LOCATIONS AND FIRE PROTECTION PLAN ARE TO BE REVIEWED AND APPROVED BY THE RULING FIRE AHJ PRIOR TO CONSTRUCTION.
- WATERLINE FLOW RATE SHALL BE A MINIMUM OF 500 GALLONS PER MINUTE.
- FIRE HYDRANTS SHALL BE INSTALLED WITH A POST INDICATING VALVE (PIV) WITH A SUPERVISORY SWITCH AND 3/4" NON-METALLIC CONDUIT ROUTED TO THE CONTROL ROOM. THE PIV MAYBE REPLACED WITH A TRUMBULL VALVE POSITION INDICATOR THAT HAS A VALVE BOX FLUSH WITH THE ROADWAY SURFACE.

ESTIMATED QUANTITIES

*QUANTITIES LISTED ARE ESTIMATES ONLY. CONTRACTORS TO CALCULATE THEIR OWN BID QUANTITIES.

8" DUCTILE IRON WATERMAIN.....	2,050
6" DUCTILE IRON WATERMAIN.....	1,000
8" BEND.....	4
6" BEND.....	3
CONNECT TO NEW OR EXISTING WATERMAIN.....	4
RECONNECT TO EXISTING SERVICE.....	7
FIRE HYDRANT.....	6
ASPHALT RESTORATION (2" THICKNESS ASSUMED).....	175
QR CODE READER.....	2
MASTER FACU.....	1

LEGEND

	PROPERTY BOUNDARY LINE		
	EXISTING WATERLINE	LF	
	PROPOSED WATERLINE	EA	
	EXISTING HYDRANT	EA	
	PROPOSED FIRE HYDRANT	TON	
	PROPOSED QR CODE READER	EA	
	PROPOSED MASTER FACU	EA	

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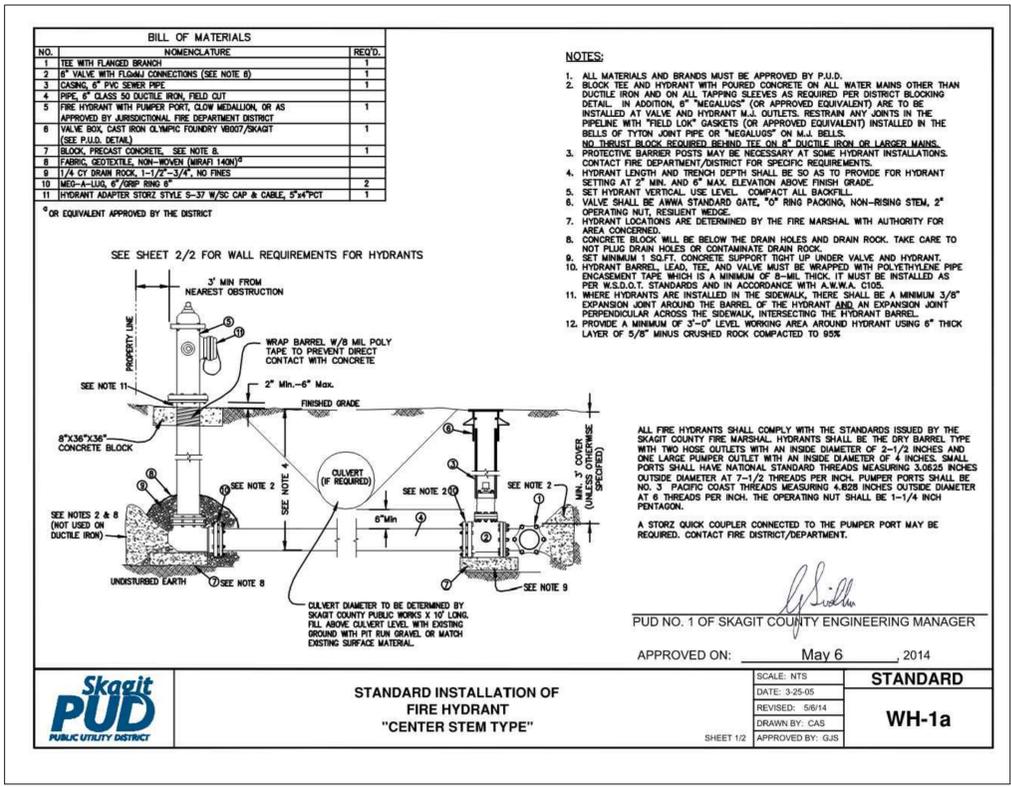
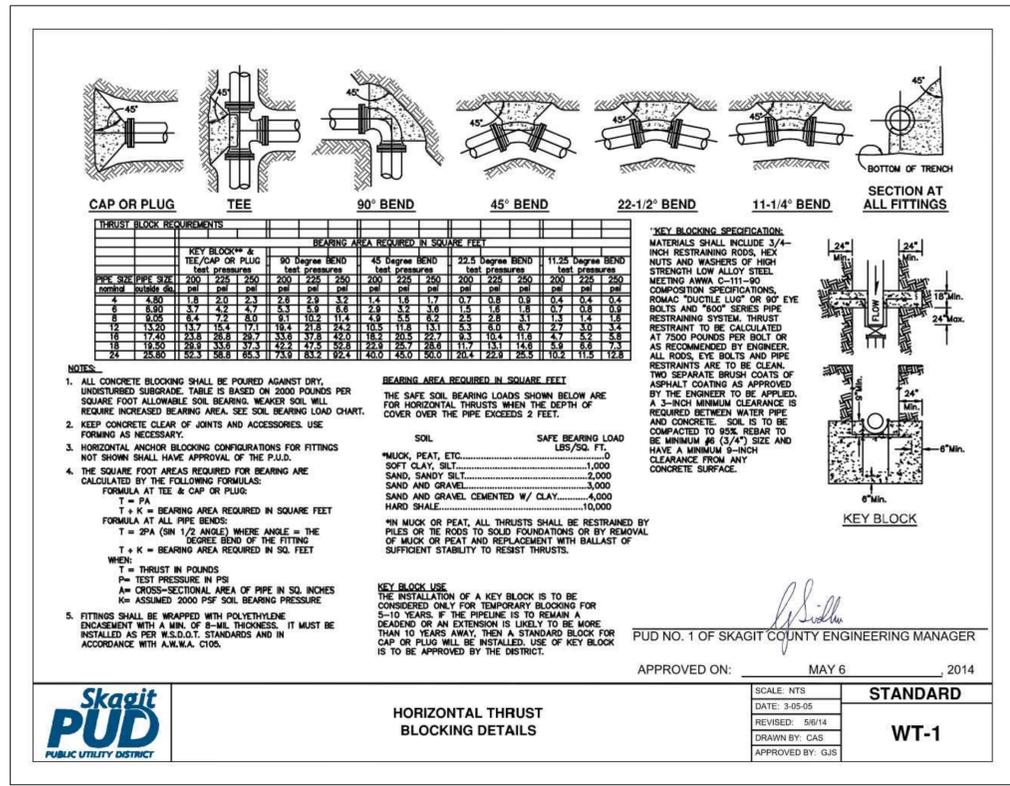
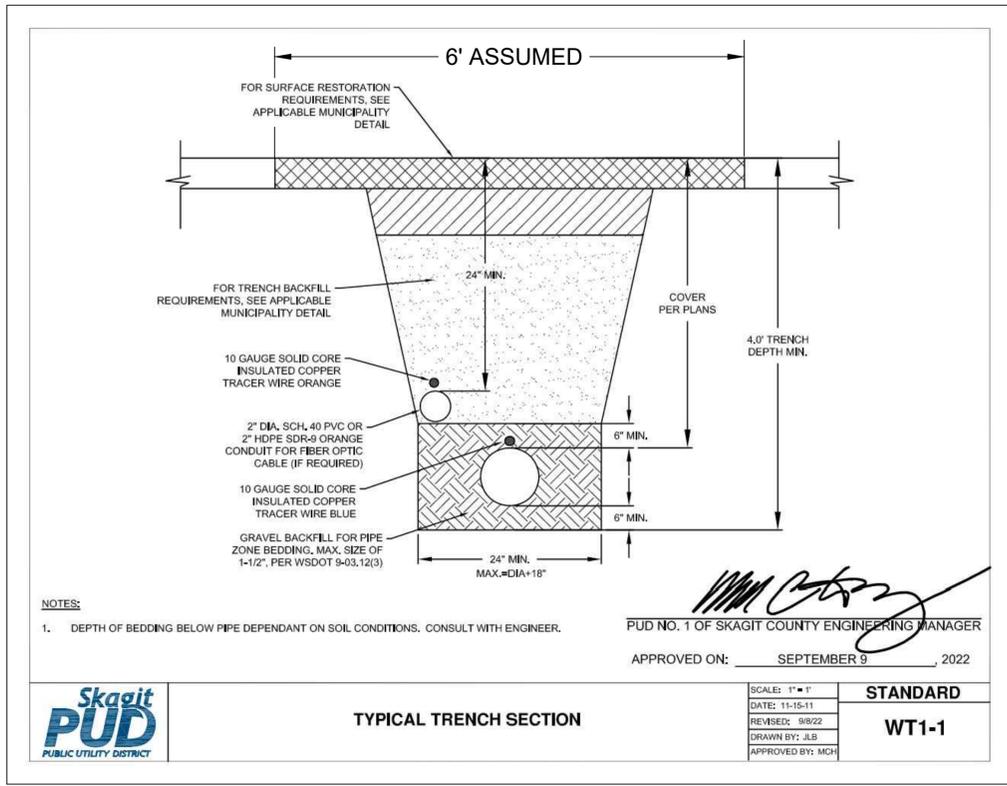
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**PRELIMINARY
NOT FOR CONSTRUCTION**

DSGN							
DRN							
CKD							
SCALE:	1" = 60'						
REV	A	ISSUED FOR INFORMATION	4/24/2024	BTB	BTB	TJG	TWH
	REV	REVISIONS	DATE	DRN	DSGN	CKD	APPD



GOLDENEYE BATTERY STORAGE, LLC	JOB NUMBER	REV
GOLDENEYE BESS PROJECT 200MW/800MWH BESS	180161	A
PRELIMINARY FIRE PROTECTION PLAN	DRAWING NUMBER	C3-1



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PRELIMINARY
NOT FOR CONSTRUCTION

NO.	ISSUED FOR INFORMATION	DATE	BY	CHKD	APPD
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REV	REVISIONS	DATE	DRN	DSGN	CKD

DSGN
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SCALE: NONE
FOR 22/34 DWG ONLY



GOLDENEYE BATTERY STORAGE, LLC
 GOLDENEYE BESS PROJECT
 200MW/800MWH BESS
 PRELIMINARY FIRE PROTECTION PLAN
 DETAILS

JOB NUMBER
180161
DRAWING NUMBER
C3-2

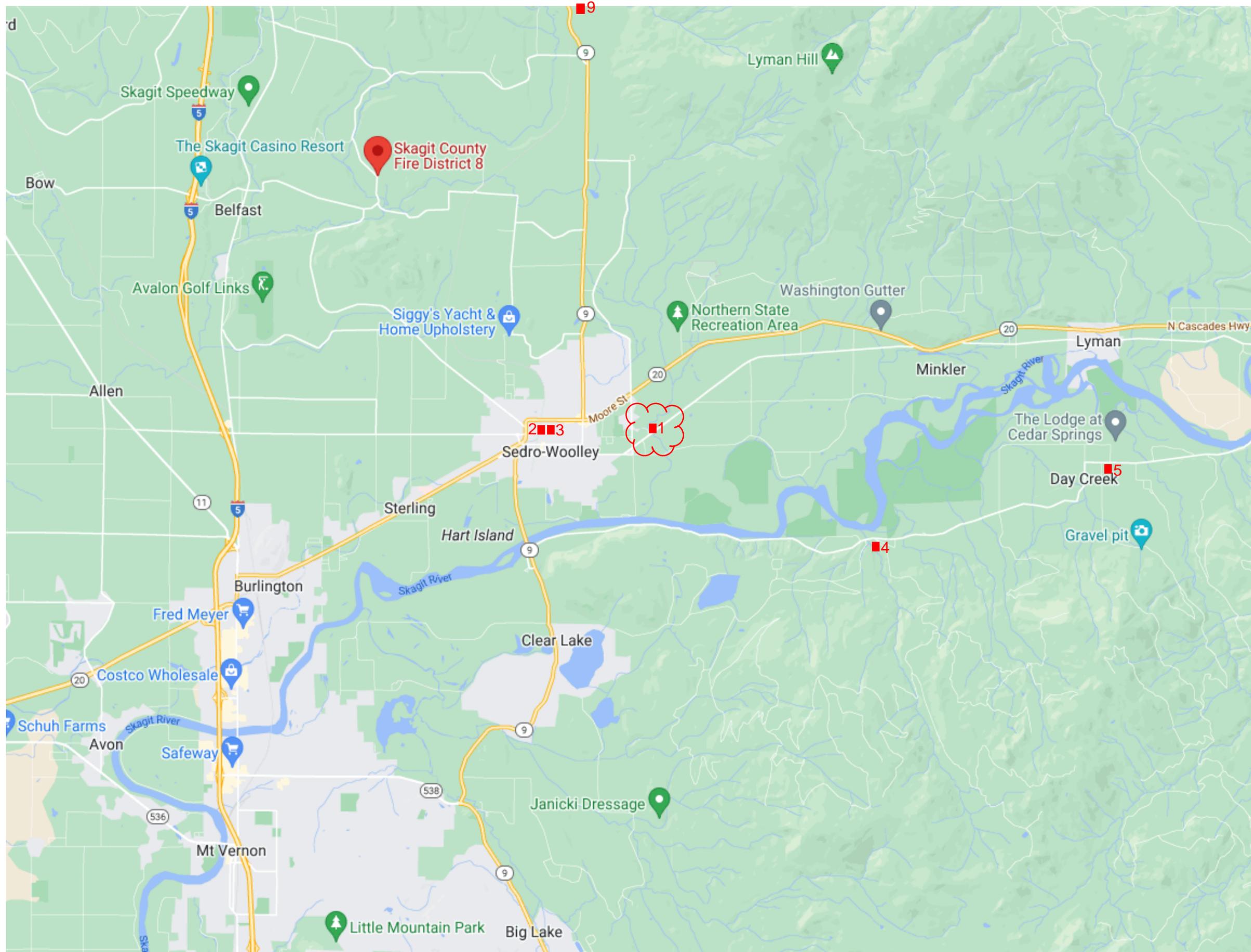
A
B
C
D



APPROXIMATE LOCATION

25080 MINKLER ROAD
CITY OF SEDRO-WOOLLEY
COUNTY OF SKAGIT
STATE OF WASHINGTON

PARCEL ID: 40030
PARCEL ZONING: Ag-NRL
STREET SETBACK: 35'
INTERIOR SETBACK: 15'
REAR SETBACK: 35'



FIRE DEPARTMENT LOCATIONS

- 1 = 25080 Minkler Road
- 2 = 220 Munro Street
- 3 = 325 Metcalf Street
- 4 = 28406 East Gilligan Creek Rd
- 5 = 31693 S Skagit Hwy
- 6 =
- 7 =
- 8 =
- 9 = 3212 Washington 9