



CORAL BAY COMMUNITY COUNCIL

Mail: 9901 Estate Emmaus, St. John, VI 00830
8-1 Estate Emmaus, Coral Bay, St. John, U.S. Virgin Islands
Coralbaycommunitycouncil@hotmail.com Phone/Fax: 340-776-2099
www.CoralBayCommunityCouncil.org

Above Ground Fuel Storage Tanks

Location and Size of Above ground Fuel Storage Tanks:

Above ground storage tanks are subject to numerous regulations including EPA's Spill, Prevention, Control, and Countermeasure (SPCC) requirements (40 CFR, Part 112) and other regulations that safeguard human health, such as fire codes that limit tank capacity and generally require minimum setback distances from buildings, public ways, etc. The National Fire Protection Association (NFPA) is a non-profit that publishes nationally recognized fire codes and standards. NFPA 30 *Flammable and Combustible Liquids Code Handbook* and its subpart NFPA 30A: *Automotive and Marine Service Station Code* is the code most often adopted by state and local jurisdictions. In 2004, this document was incorporated by reference into federal regulations.

The Virgin Islands Code (V.I.C) Title 20 Chapter 9 Fire Prevention Code contains the VI's regulations pertaining to public safety and storage tanks. These include setback limits such as a setback of 20 feet from buildable property line for tanks between 24,001 and 30,000 gallons and necessary venting to reduce pressure when filling or allow tanks to breathe during temperature changes.



This current parking area is the planned location for the large fuel storage tanks for diesel and gasoline for the marina. This is behind the existing Aqua Bistro kitchen building and the rest of the Cocoloba shops. On the plans, you can see the retaining wall - which is actually on this neighboring house property. The plans currently have the tanks set back approximately 25 feet from the retaining wall and very near this house. Given the prevailing winds, this residential dwelling, not included in the marina site, will be subject to any fuel tank venting odors, any fire/explosion dangers of being near a fuel tank (witness the

explosion at Gasworks on St. Thomas last year), and will most likely have a portion of their current water view blocked by these above ground tanks (see tank size discussion below). The tanks are also within 15 feet of the restaurant kitchen, which complies with code but still presents a large public safety concern with fuel tanks so close to a flame source. These are concerns that need to be addressed in the design prior to approval.

Here are photos of two 30,000-gallon diesel tanks; the photos show the size, relative to the person standing there. These tanks have a 12-foot diameter and are 43 feet long. As you can see, including tank base and roof cover, these tanks essentially occupy a two-story building. Additionally, the SEG drawings have two 25,000-gallon tanks. The EAR lists 45,000 gallons of diesel and 5,000 gallons of gas. Given their statement of 45,000 gallons of diesel they'd either need a tank much larger than what's shown in the photos or two tanks slightly smaller and a third 5,000 gallon gasoline tank. Again, problems that need to be fixed now.



Prepared by Patricia Reed, Coral Bay Community Council