

DEPARTMENT OF ENVIRONMENTAL QUALITY  
AIR QUALITY DIVISION  
ACTIVITY REPORT: On-site Inspection

B737262423

<b>FACILITY:</b> Accurate HVAC (formerly J & J Sales, Inc.)		<b>SRN / ID:</b> B7372
<b>LOCATION:</b> 207 West Grand River Avenue, BANCROFT		<b>DISTRICT:</b> Lansing
<b>CITY:</b> BANCROFT		<b>COUNTY:</b> SHIAWASSEE
<b>CONTACT:</b> Anthony Boggetta , Chief Operations Officer		<b>ACTIVITY DATE:</b> 03/28/2022
<b>STAFF:</b> Daniel McGeen	<b>COMPLIANCE STATUS:</b> Compliance	<b>SOURCE CLASS:</b> MINOR
<b>SUBJECT:</b> Inspection of the former J & J Sale, Inc. showed that electric kilns, curing oven, and a Torit Model 460 dust collector had been removed from facility, which is now home to a HVAC business.		
<b>RESOLVED COMPLAINTS:</b>		

On 3/28/2022, the Michigan Department of Environment, Great Lakes, and Energy (EGLE), Air Quality Division (AQD) conducted an inspection of the Accurate HVAC, which was formerly the location of J & J Sales, Inc. (J & J Sales).

**Facility description:**

J & J Sales once manufactured objects molded out of an artificial cast stone material.

**Environmental contact:**

Anthony Boggetta, Accurate HVAC Chief Operations Officer; 248-842-2724;  
[Anthony@AccurateHVAC.ORG](mailto:Anthony@AccurateHVAC.ORG)

**AQD contact:**

Dan McGeen (myself), inspector; 517-648-7547; [mcgeend@michigan.gov](mailto:mcgeend@michigan.gov)

**Emission units\*:**

Electric kilns, curing oven, and Torit Model 460 dust collector, removed; PTI 363-80

\* An *emission unit* is any part of a stationary source which emits or may emit an air contaminant.

**Regulatory overview:**

J & J Sales was considered to be a true minor source. A *major source* has the potential to emit (PTE) of 100 tons per year (TPY) or more, of one of the criteria pollutants. *Criteria pollutants* are those for which a National Ambient Air Quality Standard exists, and include carbon monoxide, nitrogen oxides, sulfur dioxide, volatile organic compounds, lead, particulate matter smaller than 10 microns, and particulate matter smaller than 2.5 microns. Accurate HVAC also appears to be a true minor source for criteria pollutants.

J & J Sales was also considered to be a minor or *area source* for Hazardous Air Pollutants (HAPs), because it was not known to have a PTE of 10 TPY or more for a single HAP, nor to have a PTE of 25 TPY or more for combined HAPs. Accurate HVAC also appears to be an area source for HAPs.

**Fee status:**

J & J Sales was not considered fee-subject, as it was not known to be a major source for criteria air pollutants or HAPs, nor was it subject to a federal New Source Performance Standard or a Maximum Achievable Control Technology standard. Accurate HVAC does not appear to be fee-subject, either.

This facility was not required to report annual emissions through the Michigan Air Emission Reporting System (MAERS).

#### Location:

Accurate HVAC operates out of the building once used by J & J Sales. It is in a residential area of Bancroft. The closet house is about 60 feet to the east, with other houses north and south of that one. To the west is undeveloped land.

#### History:

On 8/7/1980, PTI No. 363-80 was approved. The facility was inspected a number of times in response to occasional complaints. Complints eventually ceased, and many years had passed since AQD last visited the site.

#### Odor evaluation:

On 3/28/2022, no odors were detected on the residential streets closest to the facility. Weather conditions were partly suny and 28 degrees F, with wind out of the north northwest.

#### Arrival:

I arrived at the site at 3:23 PM. Neither odors nor visible emissions were detected from Accurate HVAC. I met with Chief Operations Officer Anthony Boggetta, and explained that the purpose of this visit was to see if previously permitted equipment had been removed, so that PTI 363-80 could be voided. He explained that he had recently accquird this site, in November of 2021, and agreed to show me the inside of the building.

#### Inspection:

Inspection of Accurate HVAC showed that the electric kilns, curing oven, and the Torit Model 460 dust collector had all been removed from facility, so PTI 363-80 was no longer needed.

There was a 40 gallon water heater onsite, which qualifies as exempt from the federal area source boiler Maximum Achievable Control technology standard. The business was being heated with kerosene, for the time being, but it did not appear that the kerosene heater was large enough that an air use permit, aka a permit to install, would be needed.

No instances of noncompliance and no areas of concern were noted. I left the site at 3:42 PM.

#### Post-inspection follow up:

On 3/31/2022, the AQD Lansing District Office (LDO) requested that the AQD Permit Section void PTI No. 363-80.

**Conclusion:**

No instances of noncompliance were identified, and all permitted equipment had been removed. PTI No. 363-80 was voided on 4/5/2022.

NAME *David R. [Signature]*

DATE 3/11/2023

SUPERVISOR *RB*