PERMIT AMENDMENT NO. 7376-135-0235-S-08-2
ISSUANCE DATE: 04/06/2026

GEORGIA
DEPARTMENT OF NATURAL RESOURCES

ENVIRONMENTAL PROTECTION DIVISION

Air Quality – Permit Amendment

In accordance with The Georgia Air Quality Act, O.C.G.A. Section 12-9-1, et seq and the Rules, Chapter 391-3-1, adopted pursuant to or in effect under that Act, Permit No. 7376-135-0235-S-08-0 issued on November 2, 2023, to:

Facility Name:	**Quality Investment Properties Suwanee, LLC**
Facility Address:	**300 Satellite Blvd. NW & 120 Satellite Blvd. NW Suwanee, Georgia 30024 Gwinnett County**
Mailing Address:	**300 Satellite Blvd. NW Suwanee, Georgia 30024**
Facility AIRS Number:	**04-13- 135-00235**

for the following: Operation of two data centers (DC1 and DC2) containing forty-five (45) existing emergency generators, and the construction and operation of five (5) additional emergency generators rated at 2,500 kW each. This Permit is issued for the purpose of establishing practically enforceable emission limitations such that the facility will not be considered a major source with respect to Title V of the Clean Air Act Amendments of 1990.

is hereby amended as follows: Proposing new nitrogen oxides (NOx) emission factors for Group 7 (GN30-GN44) at DC2 to align with results in the latest stack test report.

Reason for Amendment: Application No. 29693 dated April 28, 2025

This Permit is further subject to and conditioned upon the terms, conditions, limitations, standards, or schedules contained in or specified on the attached 2 page(s).

This Permit Amendment is hereby made a part of Permit No. 7376-135-0235-S-08-0 and compliance herewith is hereby ordered. Except as amended hereby, the above referenced Permit remains in full force and effect.

Jeffrey W. Cown

Jeffrey W. Cown, Director
Environmental Protection Division

7. Notification, Reporting, and Recordkeeping Requirements

MODIFIED CONDITIONS

7.4 The Permittee shall use the operating time records required in Condition 7.1 for the emergency generators and the emission factors in Table 1 (or other emission factors which have been submitted to and approved by the Division) to calculate the monthly total NOx emissions using the following equation. All demonstration calculations shall be kept as part of the records required in Condition 7.1. The Permittee shall notify the Division in writing within 15 days if the monthly total NOx emissions equal or exceed 8.33 tons during any calendar month. This notification shall include an explanation of how the Permittee intends to maintain compliance with the emission limit in Condition 2.1. [Avoidance of 40 CFR Part 70]

Table 1: NOx Emission Factors				
Emission Unit Groups	NOx Emission Factor (lb/hr)			
	25% Load	50% Load	75% Load	100% Load
DC1				
GN01-GN06 (Group 1) – Hitec 1,440 kW	17.90	32.37	45.40	61.01
GN07-GN12 (Group 2) – Cat 2,000 kW	18.21	33.68	42.45	53.36
GN13-GN18 (Group 3) – Cat 2,500 kW	10.07	21.21	37.01	52.65
GN19-GN24 (Group 4) – Kohler 2,800 kW	10.95	21.23	37.01	52.65
GN25-GN26 (Group 5) – Cummins 1,500 kW	5.12	9.62	16.08	29.47
GN27-GN29 (Group 6) – Kohler 2,500 kW	8.78	16.96	23.66	66.67
DC2				
GN30-GN44 (Group 7) – Cummins 2,000 kW	**8.47**	**15.41**	**30.71**	**45.65**
GN45 (Group 8) – Detroit Diesel 750 kW	N/A	N/A	N/A	N/A
Group 46-Group 50 (Group 9) – Cat 2,500 kW	7.94	15.58	31.34	51.11
GN51-GN60 (Group 10) – Cat 2,500 kW	7.94	15.58	31.34	51.11

$$NO_{x,\,monthly}(tons) = \frac{\sum_{i=1}^{n}\left(ER_L + (ER_H - ER_L) \times \left(\frac{L - L_L}{L_H - L_L}\right)\left(\frac{lb}{hr}\right)\right) \times (Hr_i)}{2000\frac{lb}{tons}}$$

Where:

$NO_{x,\,monthly}$ = Total monthly NOx emissions from all emergency generators (tons)

L = Average monthly measured generator load for each emergency generator based on actual monthly emergency generator operating hours. If the actual load is less than the minimum load in Table 1, then use the minimum load from Table 1. (%)

L_L = Lower operating load. The closest operating load from Table 1 that is less than or equal to

L. (%)

L_H = Higher operating load. The closest operating load from Table 1 that is less than or equal to L. (%)

ER_L = Lower emission rate. The emission factor from Table 1 at the lower operating load (L_L). (lb/hr)

ER_H = Higher emission rate. The emission factor from Table 1 at the higher operating load (H_L). (lb/hr)

Hr = The total operating hours for each engine with the month as verified by non-resettable hour meter.

i = Generator number (GN01 through GN60)

n = Total number of emergency generators