

GENERATOR INSTALLATION GUIDELINES

DOCUMENT CONTROL

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1. INTRODUCTION

1.1 LOAD SHEDDING

“Load shedding” (Eskom power outages) causing black-outs on a regular basis, is expected to continue for at least another two years. To minimise disruption and inconvenience during these periods of electricity downtime, one of the options considered by homeowners is the installation of household generators. The following guidelines have been derived from a common set of practices implemented at other residential estates and approved by the Board of Trustees.

1.2 BASIS OF GUIDELINES

Our immediate concern is that of home owners installing generators that potentially become a risk and / or nuisance on the estate.

The three key factors that need to be addressed are:

1. Noise and causing a disturbance on the estate
2. Pollution and the need for the generators to be housed safely and with circulating air available
3. Storage of fuel and avoiding creating a fire hazard as well as complying with health and safety regulations

2. GENERATOR INSTALLATION GUIDELINES

The installation of household generators on Berg en Dal should be discouraged due to the possibility of noise pollution, but the Board of Trustees has approved the following procedures and installation specifications should any homeowners wish to install a household generator at a home on the Estate.

2.1 APPLICATION

Homeowners will have to submit a formal application, to install a generator, to the Board of Trustees. The application should include the following:

- Specifications of the generator to be installed.
- Location plan of the generator.
- Electricity lay-out plan showing detail of the connections to and from the generator.
- A fire Protection Plan.
- Envisaged noise level output measured by decibel.
- A letter of consent, signed by all affected parties (direct neighbours) must be submitted with the application. Your neighbours may not unreasonably withhold consent, however if the home-owner is unsuccessful in obtaining a neighbour’s signature and feels aggrieved, the attempts to obtain such signature should be included in the application to the Board of Trustees
 - Where in the opinion of the Board of Trustees the neighbour approval is being unreasonably withheld, the Committee may overrule the refusal on the basis of insufficient motivation.

2.2 CONDUCT RULES

Homeowners who choose to install household generators should take the following Conduct Rules into consideration:

- The noise level of the generator should not exceed 70db at 10m. The noise level will be tested by Management subsequent to installation to ensure compliance with the Conduct Rules.

- Only one diesel-driven, single phase generator of maximum 6 KVA (26 Amps – 6000 wattage) per Home will be allowed. The rated amount of wattage used per home should therefore be 90% (5400 Watts)
- The generator should be of the household, “silent” sound proof type with an automatic switch-on/off capability.
- The generator should be seen as an emergency back-up and should only operate during power failures.
- The generator should be installed within the boundaries of that particular stand, on a raised plinth inside a ventilated, dry, non-habitable room or compartment (utility room) with a solid door, but without any windows, away from any gas bottles.
- The generator should not be installed in the garage or any other room.
- The generator room or compartment should be secure and fireproof with at least one handheld fire extinguisher installed on the wall near the entrance to the room.
- The generator should be installed by a qualified, competent electrician.
- The generator should be properly grounded.
- There should be an opening of at least 1m on each side for access to the generator for servicing.
- Diesel fuel for the generator may be stored in the fuel reservoir of the generator, but not in separate containers inside the generator room.
- All generators on the Estate should be switched off between 22h30 at night and 06h30 the next morning.
- The generator should be connected directly to the main Electrical Distribution Board (DB) in the home through an Automatic Change Over Switch (ATS), connected to a timer. The timer should be set that no generator is started on the Estate between 22h30 and 06h30, even if a power failure occurs.
- The ATS has a control cable of 5m connecting the generator’s electronic panel to the ATS and it is advised that the ATS does not exceed 5m from the main Electrical Distribution Board (DB) inside the Home to the generator.
- The wiring of the generator should be connected to a phase on the DB Board and that phase to each circuit breaker where power is required. This wiring should also be accompanied by a “certificate of compliance” issued by a qualified electrician
- Proper heavy-duty power cords should be used and should be concealed and/or covered.
- Home owners must take responsibility for advising their insurance company about the installation

2.3 ACRONYMS / TERMINOLOGY

ATS = Automatic Change over switch / Automatic Timing Switch

DB = Distribution Board

db = decibels