

Springbrook Hill Owners Association – Portable (Personal) Generator Use

Duplex & Townhouses Policy

Date of Last Edit: October 6, 2020

Date of Adoption: November 20, 2020 (ver. 4)

Usage

1. Portable personal generators may be used only during power outages.
2. You must provide your own fuel. **Management approval is required regarding fuel storage.**

Requirements for fuel storage are based on state laws and fire codes. **Management will review** these with you before approving your plans for fuel storage.

3. The generator may be connected only to the main electrical panel and a transfer switch must be utilized.
4. If using the generator to supply power to a shared power source or boiler, you must have permission from the other unit owners. SHOA must be provided with written consent from all owners of a building for any plan affecting a shared electrical system.
5. Connections to unit electrical systems must be made by a licensed, certified electrician.
6. All state and local laws must be followed.
7. Portable generators may be tested periodically and operated for the purpose of maintenance per the manufacturer's maintenance instructions, with the following provisions:
 1. The unit should be operated for the minimum time required for maintenance and to assure proper operation.
 2. The unit should not be operated after 8 PM and before 8 AM.
8. Generators shall not be stored outside on any General Common Elements when not in use. Generators may be only stored in Limited Common Elements with permission of Management or the Association.

Generator Specifications

1. The unit needs to be appropriately sized for its intended purpose.
2. The unit must **operate using** gasoline, propane or dual-fuel gasoline/propane.

All generators must be inverter type generators.

Safety

1. All original equipment manufacturer instructions and safety rules must be followed (e.g. do not overload the generator, do not tamper with the generator).
2. The generator must be properly connected to an appropriate ground to help prevent electric shock.

3. The generator must not be operated if damaged. The gas cap, air filter, spark plug, fuel lines, exhaust system and all guards must be properly in place.
4. The generator must be maintained in accordance with the manufacturer's instructions. As an example, this is the maintenance required by Champion Power Equipment for their model 46515:

Every 8 hours or daily
Check oil level
Clean around air intake and muffler
First 5 Hours
Change oil
First 10 hours
Check/Adjust Valve Clearance *
Every 50 hours or every season
Clean air filter
Change oil if operating under heavy load or in hot environments
Every 100 hours or every season
Change oil
Clean/Adjust spark plug
Check/Adjust valve clearance *
Clean spark arrester
Clean fuel tank and filter *
Every 3 years
Replace fuel line

* To be performed by knowledgeable, experienced owners or Champion Power Equipment certified service dealers

5. The generator must be placed on level ground, at least 15 feet from the building structure and 5 feet from any combustible materials (e.g., the deck). The generator must not be placed in the driveway without permission from the Association Manager since this creates a plowing hazard.
6. DO NOT operate the generator in wet weather unless the unit was designed to do so.
7. Transfer switch MUST be used when connecting generator to a building's electrical system. Use only approved transfer equipment to isolate generator from your electric utility and ensure all proper permits are obtained before connecting your generator to the power system.
8. Operate generator outdoors only in a well-ventilated area. DO NOT operate the generator inside any building, including garages, enclosure or compartment, including the generator compartment of a recreational vehicle.
9. DO NOT allow exhaust fumes to enter a confined area or Condo unit through windows, doors, vents or other openings. Carefully consider wind and air currents when positioning generator.
10. Consider purchasing a generator with an integrated Carbon Monoxide (CO) detector. These generators will shut down automatically when elevated levels of CO are detected.