

Installation of Generators at Mount Edgecombe Estate Two

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

On the onset of load shedding the Estate had to take into consideration alternative power supply and permitted generators on the Estate so as to not prejudice our residents however since then many other alternative power sources have evolved that can be explored. We have had numerous requests from residents for generators that are not in line with the policy set out for generators and one of the main conditions is that you obtain neighbours consents. Please understand that backup is only meant to power a few essential items in your home and not your entire household during load shedding. This should be an emergency backup. You will appreciate the fact that generators are noisy and imagine what the outcome would be if 5 or more generators were run within a 100/200m radius. The Estate therefore recommends that Solar Panels, UPS and Invertor systems are rather considered during power outages.

Homeowners will have to submit a formal application to install a generator to the Planning & Aesthetics Committee. The application will have to include the following:

- Specs 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. Owners need to consult with generator suppliers/specialists and resolve all issues pertaining to excessive noise and air pollution as part of the installation.

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

- The noise level of the generator should not exceed 60 – 80 decibels at 7 metres. Appropriate sound proofing should be used to obtain the correct noise reduction level. 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 must be situated in a sound proof structure.
- 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 1 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 22h00 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 22h00 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 one phase on the DB Board and that phase to each circuit breaker where power is required, bearing in mind the rated wattage used during power failures.
- Proper heavy-duty power cords should be used and should be concealed and/or covered.
- There must be an automatic cut off system when Eskom power is restored.
- The owner installing a generator must accept any inconvenience to himself in order to limit inconvenience to his neighbours.
- Regular testing by management, using a calibrated decibel meter, will be carried out to ensure that the decibel level complies.

In addition to the program of regular exercising, there are a number of other routine maintenance tasks that must be performed. Each time the generator is run or exercised, the fuel supply should be inspected to determine how much is present and to ensure that it is free of contamination. Additionally, the generator's cooling and exhaust systems should be inspected once each month.