

Issues to Consider For Portable Generators



The Association may consider setting up guidelines for portable generator usage

- Check the Governing Documents
- Review Municipal Zoning Codes
- Consider placement, distance from buildings and situating generators on common areas
- Regulations for fuel storage
- How will generators be used to supply power to units?
- Hours of usage
- Consider Limiting /Prohibiting Usage Entirely
- Only to be used during emergencies

NOTES:



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Emergency Generators

When You Need to Keep the Lights on After the Power Fails



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When Considering a Generator

Generators can offer any household or community comfort, convenience and even lifesaving possibilities when the electric grid fails. When considering a generator system you need to ask the following questions:

Remember, depending on your type of community your needs may vary.

Needs of the Community

- Emergency Systems:**
Systems You Must Have:
 - Elevator(s)
 - Fire Pumps
 - Sewage ejectors
 - Sump Pumps
- Comfort:** Systems to make you more comfortable:
 - Heating/AC
 - Refrigeration
 - Washing Facilities
- Convenience:**
 - TV's
 - Computers
 - Charging Stations

Types of Generators:

Portable:

- Typically used to power single homes or small clubhouses
- Cheap to purchase
- Powered with Gasoline

Issues

- Dangers with:
 - Carbon Monoxide
 - Fuel storage
 - Connecting to electrical service
- Typically Noisy

Questions

- Who is responsible for approval /monitoring of use?
- Where can individuals place generator when using it



Typical Portable Generator

Types of Generators (cont.)

Permanent:

- Purchased by the association to (usually) power association owned systems
- Much larger electrical output
- Requires additional wiring/controls
- Diesel/ Natural Gas fuel supply

Issues

- May Require Municipal Approval
- Require (weekly) Exercising
- Consider fuel supply at time of crisis

CoGen / CHP Systems

Co-Generation or Combined Heat & Power Systems may fulfill the energy requirements of communities and with State Incentives may prove economically viable.

CoGen systems provide heat and power to the community regardless of the state of the electrical grid