

Rules Pertaining to Generators for the generation of electricity

This document will be incorporated into the rules of the Strandmeer Homeowners Association.

The Strandmeer HOA acknowledge that electricity generation during times of loadshedding are challenging and detract from our quality of living. In turn generators powered by fuel also detract from the peace and tranquillity of the Strandmeer Private estate and after careful consideration the below rules have been included into the Strandmeer Estate.

Having many fuels powered generators running in times of electrical cuts will result in an unhealthy environment from a noise, safety, and pollution perspective.

These rules were constituted under the constitution 7.9.8 and decided by a quorum of Trustees of the HOA on Tuesday 19th July 2022. These rules were in response to the ongoing loadshedding, and electricity supply issues being experienced in South Africa.

Standby generators are often seen by the public as a simple “plug and play” device but if not installed by a qualified official it could be lethal to the homeowner as well as the neighbouring properties. The areas of most notable concern are the following: 1.) Electrical Safety 2.) Fuel Storage 3.) Environmental Control * Noise Pollution * Air Pollution.

These rules are based on the South African Bureau of Standards Guidelines.

1. **Generators in the Strandmeer Private Estate are not allowed. No further approvals will be considered by the HOA. Existing units should be encouraged stop using and convert to Solar/inverter/battery systems.**
2. All local and national laws pertaining to the installation must be adhered to.
3. There are currently a few homeowners with generators that have been professionally installed and wired into their homes by qualified electricians. These will be allowed to remain subject to the following conditions:-

The owner must meet,

- 3.3 The placement and position of the equipment is critical and is probably the most important factor when considering the acquisition of a generator. Furthermore, one is to ensure that your neighbour's living spaces are also accommodated for when choosing the location.
- 3.4 The generator should be installed within the boundaries of a particular plot, but it may not exceed the building lines. The generator should further not be visible from the road and adjoining properties but suitably roofed/screened.
- 3.5 The placement of the unit must also provide for the discharging of the gases into the atmosphere and not to be allowed to remain in an enclosed area such as a courtyard that will cause the build-up of the carbon monoxide and flow into the house through open doors and windows. The minimum safe distance from a living unit is 4,5 meters which is based on numerous tests and as recommended by manufacturers for domestic use. The generator exhaust may not discharge towards any adjoining property.
- 3.6 The unit must be rated as an **ultra/super silent generator** to ensure that the sound pollution is kept to a minimum.
- 3.7 Storage of fuel must be placed and locked in an area where the risk of potential fire is eliminated as well as safe from access by children.

- 3.8 The size and capacity of the generator should be based on the estimated load for the property.
- 3.9 **The maximum noise level at a distance shall not be greater than 55dBA.** This would mean that all installed units irrespective of load output may not be louder than 55 dBA from 7 meters.
- 3.10 **Existing Generators** that are permanently installed, the homeowner is required to apply for permission to install a standby generator. Homeowners with existing units are required to submit a formal written application to keep the installed generator to the HOA Committee. The application will have to include at least the following: * The specifications of the generator to be installed. * The location plan of the generator. * An Electricity lay-out plan showing details of the connections to and from the generator. * Envisaged noise level output measured in decibel and a Fire Protection Plan, and the owner is to provide proof that the installation was done by a fully competent and certified person who will provide a certificate of compliance for completion of the work.
- 3.11 In cases where a **standby plant has already been installed** the homeowner is to have a sound insulation casing manufactured and fitted to the plant and ensure that the **above-mentioned maximum noise rating is met. Should the standby plant fail to meet the requirement of 55dBA at 7 meters then the unit shall be removed from site.**
- 3.12 Discuss your proposed acquisition of a standby generator together with all your immediate neighbours and ensure that they are willing to accommodate your intention of installing the standby plant. Their approvals/acceptance should be included in your application to the Homeowners Association.
- 3.13 The generator should be connected directly to the main Electrical Distribution Board (DB) in the home through and Automatic Change-over switch (ATS), connected to a timer. **The timer should be set that no generator is started outside the hours** indicated in par 2.12, even if a power failure occurs.
- 3.14 All generators on the Estate should be switched off between 20:00 at night and 08:00 the next morning. 13. The generator should be seen as an emergency back-up and may only operate during power failures.
- 3.15 **Portable, temporary Power Generators are not allowed.**
- 3.16 Disregarding any of the above rules will subject to a fine, and removal of the unit at the owner's cost.