

Northbrook Association - Policy Statement
EMERGENCY ELECTRICITY GENERATORS

Recent global events have brought “climate adaption” to the forefront of the planet! Hurricane Irene left 44 dead and 7 million without power. Sixteen U.S. states have already or are currently developing climate adaption plans. The need for planning at Northbrook was demonstrated during a number of weather events in 2011 - winter season of 2011, summer of 2011 Tropical Storm Irene and the fluke Storm Alfred snowfall in October of 2011.

To be without electrical power for days can be life threatening for some, costly and inconvenient for the rest. Some Northbrook residents resorted to unapproved portable auxiliary power units during these trying times. Unfortunately, unguided use of these units can be dangerous and carries great liability for Northbrook Condominiums. Many things must be considered, one of which is combustion emissions (carbon monoxide, which is deadly; carbon dioxide which heavily contributes the green-house effect; and the noise that can be disturbing to neighbors). In addition, there are the dangers from these units if they are improperly set up and operated by unlicensed and uninsured individuals. Depending on their fuel source, some units bring more danger than others.

The Northbrook Board of Directors is aware of the needs of the residents at Northbrook and, after consulting with experts, has prepared the following policy statement to guide residents in this regard.

The only auxiliary generator installation proposals that will be considered for variance approval are those that will be powered by natural gas and permanently installed by a properly licensed and insured contractor.

In terms of where the generator will be installed, the proposed location must be on the exterior of the unit and in the rear of the unit. Installation on the side of a unit may be considered if there is a hardship in terms of placing it in the rear. In terms of proximity to the building, manufacturer requirements must be presented along with your proposal for consideration.

Generators must be operated in a safe manner and installed in accordance with NFPA70, the National Electric Code and all other applicable laws, regulations and town ordinances

A variance application document must be obtained from the Northbrook Condominium Association and all applicable permits must be obtained from the Town of Monroe Building Department. Specifications, including color, for the proposed unit must be submitted with the above documents.

The manufacturer specified operating noise level must not be greater than 70 db.

No unit larger than 8 kilowatts will be approved.

All installation and service must be performed by licensed and insured contractors.

A generator cannot be used to serve more than a single Northbrook unit.

A heat shield preventing contact with hot components must also be incorporated.

Additional information contained in manufactures installation instruction manuals and any reference to engineering specification sheets become part of the application documents.

Important Notes

Fine for violation of the above policy will be \$100 per day per violation.

Generators can only be operated during a power outage or for periodic testing purposes.

Never plug a generator into a wall outlet. This is known as “back-feeding” and is extremely dangerous as it presents an electrocution risk to workers and neighbors served by the same utility transformer. It also bypasses some of the built in household circuit protection devices.