

NEW Section 3.5.12 Emergency Generators and Propane Tanks

Final Revision, Adopted: 2-24-12

(Applies to All Homesites)

3.5.12 Emergency Generators

This section covers Emergency Generators and Noise generation from such systems.

Purpose and intent for noise mitigation:

Every person is entitled to an environment in which the noise is not detrimental to his or her health, or enjoyment of property. Generators produce noise at levels that if not mitigated will exceed the San Diego Municipal code noise limits. To comply with noise limits and to afford all residences the quality of peace and quiet, this section will apply guidelines for sound mitigation for all generators.

Design Standards:

Sound mitigation for generators should be based on City of San Diego Municipal Code noise level standard as they may be amended from time to time. Initially that standard is:

7:00 a.m. to 7:00 p.m. - 50 decibels

7:00 p.m. to 10:00 p.m. - 45 decibels

10:00 p.m. to 7:00 a.m. - 40 decibels

All noise levels are measured at the property line.

Enclosure Design:

When developing a new enclosure design, careful consideration should be given to where the noise will radiate from the enclosure. Typically, it is best to minimize enclosure openings and to incorporate torturous paths where openings cannot be avoided and, be aware that controlling the heat from the

generator is a vital part of the thermal management program for the generator.

A typical enclosure design is an optimization of noise control and thermal management.

There are two main methods for controlling noise from a generator: Blocking the noise via a barrier or absorbing noise via acoustical absorbing insulation.

Installation Requirements:

For new-home projects, detailed drawings for the proposed system must be included with construction documents.

For retrofit installations, a Plan Change application must be submitted together with detailed construction drawings of the proposed system.

Construction drawings shall be drawn to show all of the following:

- The location of the generator and or fuel tank.
- Method of sound mitigation.
- Location of all other exterior system components (i.e. pipes, brackets, etc.)
- Manner of screening tank and or generator from off-site view.
- Emergency shut down procedure.

After Aesthetics Council approval of the generator and or tank, a copy of City permit must be provided before installation.

A neighbor awareness forum must accompany the application.

An illustrated brochure of the proposed generator and or tank shall be submitted. It should clearly depict the generator, tank and all other materials to be used in the installation.

The installation must obtain a City of San Diego permit for any required work including but not limited to, Electrical, Noise, Air quality and Plumbing.

Buried and Above ground LP Tanks:

In new-home construction, it is best to make the generator and or tank an integral part of the site. That design approach may significantly improve appearance and reduce cost.

In deciding where to locate the generator and or tank, the system designer should consider available options and make an effort to minimize the off-site view of the generator and tank and also consider noise mitigation.

To further lessen the visual impact of generators and tanks, additional mitigation measures may be required. These may include positioning trees, bushes or patio walls.

Homeowners may not have generators or tanks installed on common areas, club areas, or easements.

Important Notes to Homeowners:

Although emergency generators will be used only in the case of complete power failures and on occasion will be tested it is important to be aware that running a generator will affect the community and the surrounding neighbors.

Please limit the testing of generators to the hours of 9:00am to 4:00 pm.

Final Approval:

After the system is installed and tested by the homeowner, the system will be tested via a decibel meter to insure the system is in compliance with all local and State codes for noise levels.

This approval is conditional, based on limitation of its use for periods of general power failure only or as required by the operating instructions of the generator.

The running of the generator shall not be more that one hours per month between the hours of 9:00 a.m. and 4:00 p.m. Monday through Saturday.