

Standby Generator Specification

Pittsfield Village Condominium Association
Approved 9/25/24, Updated 6/25/25

Purpose

Due to power outages occurring in our neighborhood more frequently during the past few years co-owners have been considering the installation of natural gas-powered standby generators to power their homes. Power outages result in financial damages (hotel fees, lost food in the summer, appliance damage due to spikes and brownouts, lost production from home offices) and endanger the health of those who are home-bound and/or rely on medical equipment, air filtering, and air conditioning.

Standby generators which operate at the same or lower decibel levels than air conditioners are readily available and prices are within the reach of many people. They are a better solution than the two other options: (a) gas powered portable generators which are extremely noisy and polluting, do not provide immediate, automatic power generation, and can be dangerous to use, and (b) battery backups which cannot power air conditioners and have a limited runtime.

Required Specifications and Usage

1. The generator:
 - a. must be powered by the natural gas service supplied to the unit by the local utility.
 - b. must have a decibel rating of 72 or lower.
 - c. may be no larger than 50" wide, 30" deep, and 36" tall.
 - d. Must have a housing color which is either grey or tan or a color closely matching the building color.
 - e. must be located within the limited common area of the applicant's unit.
 - f. must be installed on a concrete pad or similar material to provide stability as approved by the MCM Committee
2. The required City permit must be obtained and submitted to Management prior to installation. A valid email link to the online City permitting system is acceptable.
3. Consent to Alteration signed by both co-owner & Association. Association will register the consent with Washtenaw County Register of Deeds on behalf of the co-owner.
4. If upgrading of the electric service panel is required, that permit must be obtained and submitted to Management prior to installation. A valid email link to the online City permitting system is acceptable.
5. The contractor must check-in with Management on the day of installation for verification that (a) the unit being installed and the color of the housing match the approved application, and (b) the location of the unit is as shown on the approved plan.
6. Proof of passing final City inspection must be provided before the generator is put into operation. A valid email link to the online City permitting system is acceptable.
7. The generator shall only be used in emergency situations such as power outages, except the generator may be used periodically in accordance with the manufacturer's recommendation for proper operation and maintenance between the hours of 9:00 a.m. and 7:00 p.m. only.

Application

An application to the Maintenance C Modification (MCM) Committee must include:

- a. An at-scale drawing showing the specific proposed location of the generator. An aerial photograph from a mapping application may be used.
- b. A quote from a qualified, licensed installer showing the brand and model number of the generator.
- c. Printed material showing the generator's decibel rating or a link to the manufacturer's website which clearly indicates where the decibel rating can be found.
- d. Printed material showing the housing color of the generator and other color options available, or a link to the manufacturer's website which clearly shows the housing color and other color options available. A color closely matching the building color is preferred; gray or tan are acceptable if a more closely-matching housing color is not available.
- e. Specific information about the size and material of the pad proposed to support the generator.