



SPECIFICATION FOR NATURAL GAS HOME BACKUP GENERATOR

MANCHESTER TOWNSHIP PERMITS REQUIRED

INSTALLATION

A Leisure Village West Association Permit and a Manchester Township permit are required for this installation.

The Association requires installation by a licensed contractor, registered with the Division of Consumer Affairs. The contractor must furnish the Association with a current certificate of insurance before the owner can apply for a permit and before work can begin.

Work is to be performed in a neat, workman-like manner in accordance with generally accepted trade practices. All installations shall comply with all local laws, codes, regulations, and ordinances. The installer shall be protected during installation by insurance relating to property damage, workers compensation and public liability.

The owner must notify the Architectural Committee volunteer (name and phone number shown on the face of permit) when the installation is completed.

TERMS & CONDITIONS

A copy of the TERMS & CONDITIONS, as attached to the owner's permit applies to all the below.

RESPONSIBILITY FOR THE EXPENSE, INSTALLATION, MAINTENANCE, REPAIR OR REPLACEMENT OF THIS IMPROVEMENT IS THAT OF THE UNIT OWNER, OR SUBSEQUENT OWNER, AND NOT THE LEISURE VILLAGE WEST ASSOCIATION.

SPECIFICATION – GENERAL INFORMATION

1. The Home Backup Generator runs on natural gas from the homeowner's gas line at the expense of the homeowner. **Propane installations are prohibited.**
2. The size of the unit will depend upon whether you are backing up your entire residence or just the essential items.
3. Most home backup generators are air cooled units with steel or aluminum enclosures. Composite plastic enclosures are prohibited.
4. The color of the unit should be consistent with the color of the air conditioning unit of the residence.
5. The Generator is **required** to be installed a **minimum of 5 feet from any window or door**, 36 inches from anything combustible (flammable items) and 18 inches from any non-combustibles (non-flammable).
6. Homeowner's electric box upgrades, including installing a switch box, are at the expense of the homeowner and must be installed by a licensed insured electrician.
7. The air-cooled generator models come mounted on a composite pad to simplify installation. NOTE: The liquid-cooled generators are larger and more complex and will require a stronger mounting surface, such as a concrete slab.
8. Local codes require "Generator on Premise" sticker for your main breaker panel and utility meter. These stickers warn an emergency responder to be careful of the large units that contain gas, so it can be disconnected in case of emergency.
9. Township permits are needed – Manchester Electric, Plumbing and Building permits – and town inspection of final installation is required.
10. The newer Generators have been made quieter than those in the past. The Generator will require a weekly test, which must be scheduled to test on a Monday or Tuesday between the hours of 11:00 AM and 1:00 PM.
11. It is imperative that regular maintenance is scheduled to ensure your generator is ready for whenever a power outage may occur.

GAS LINE INSTALLATION SPECIFICATIONS

1. All work is to be performed in accordance with generally accepted trade practices by a contractor experienced in making attachments to gas lines. Installation shall comply with Code A.N.S.I. Z 223.1 (1974), with all local ordinances and with the conditions stipulated on the diagram included in this specification. The contractor is responsible for selecting the proper tubing size to satisfy the cubic feet per hour requirement dependent on size, as specified in the table at the bottom of this section.
2. The generator shall be located within the five-foot area and at least 5 feet away from the any windows or doors.
3. If there is any question of the underground portion of this installation crossing existing subterranean gas, electrical, telephone, cable or water lines, the owner is advised to contact the involved utility and arrange for surface marking of the exact line location(s). The owner is responsible for any damage to these lines resulting from this installation.
4. The installer of the gas line must review the property before the sale and provide a **diagram of the generator installation including the gas line** and trenching needed.

Cubic Feet per Hour Table:

Maximum Capacity of Semi-Rigid Tubing in Cu. Ft. of Gas per Hour Gas Pressures of 0.5 Psig or Less and a Pressure Drop of 0.3 In. Water Column. Based on 0.60 Specific Gravity Gas.						
Outside Diameter Inch	Length of Tubing in Feet					
	10	20	30	40	50	Feet
3/8	20	14	11	10	9	Cu Ft/Hr
1/2	42	29	23	20	18	"
5/8	86	59	47	40	36	"
3/4	153	103	83	71	63	

ELECTRICAL INSTALLATION SPECIFICATIONS

- 1. An LVW permit for Electrical work is also required.**
2. Homeowner's electric box upgrades, including installing a switch box for the generator, are at the expense of the homeowner.
3. The electrical equipment must be installed in accordance with the manufacturer's instructions.
4. The installation requires a Manchester Electrical Bureau permit and inspection.
5. Electrical updates may be required depending upon the size of the generator and whether you are backing up the entire residence or just some essential items. The installer/contractor will guide you with the amount of amperage needed for your backup requirements.
6. Local codes require "generator on premise" stickers for your main breaker panel and utility meter. These stickers warn an emergency responder to be careful of the large units that contain gas. In the event of an emergency, they would disconnect the fuel for the unit to prevent serious damage.

LEISURE VILLAGE WEST ASSOCIATION
MANCHESTER, NEW JERSEY

TERMS & CONDITIONS

PERTAINING TO APPLICATION FOR PERMIT TO INSTALL IMPROVEMENTS

PERMISSION TO INSTALL IMPROVEMENTS SHALL BE LIMITED TO THE ITEMS SPECIFICALLY SET FORTH AND IS GRANTED UPON THE FOLLOWING CONDITIONS, VIOLATIONS OF WHICH SHALL BE GROUNDS FOR RESCINDING OR REVOKING THE PERMISSION GRANTED.

1. The specified improvements must be located as shown on the plan or diagram or specification attached as an essential element of the permit.
2. Any work performed in an owner's unit or on the common area, including foundation planting beds outside the unit, is subject to all State laws, Municipal ordinances, and Association regulations.
3. If any work, installation, or improvement, whether approved or unapproved, causes any damage to any Unit, the General Common Elements, or Limited Common Elements, the Unit Owner(s) associated with **the work improvement shall be solely responsible for the same. By installation of any improvement**, whether approved or unapproved, the Unit Owner(s) agree, for themselves and for their successors and assigns, to indemnify, defend and, hold the Association harmless with respect to any claim, damage or any injury to any person or thing related to the improvement and/or the installation, modification, maintenance, use or removal of the improvement.
4. By the execution and acceptance of this permit and its terms and conditions the owner understands that the installation, when completed, and then forming a part of the Common area, will not be insured by the Leisure Village West Association against, any loss or for any Indemnification.
5. The owner acknowledges that the responsibility to repair and maintain said improvement rests solely with the owner and does not and will not be the responsibility of the Leisure Village West Association.
6. All work will be subject to inspection by Leisure Village West Association. The owner together with the contractor or workman will be responsible for any deviations from the approved permit and will be required to make any necessary corrections at the owner's expense.
7. The inspection is for the sole purpose of verifying the owner's compliance with the plans, diagram and/or specifications and is not intended to warrant the quality, correctness or compliance with contracts or codes of any work performed. The Association accepts no liability should the installation be improperly installed or if the installation causes damage to the unit, another unit, or the common elements.
8. Work improvements cannot be performed without approved permits from Leisure Village West Association and proper permits if required for Building, Electrical, Plumbing, etc. from Manchester Township Bureau of Inspections or County and be in compliance with all State laws and municipal ordinances.
9. For the protection of the owner and the Leisure Village West Association, the services must be performed by a licensed contractor with proper insurance coverage, unless otherwise indicated with the Specification.

OWNER - Please keep this for your records

(T&C) Board Approved: March 6, 2024