

BVOA
Treasure Cay, Abaco, Bahamas

Requirements for the Installation and Operation of Mechanical Generators

1. Generators shall have a manufacturer's decibel rating of 68 or less.

Rationale: The size generator necessary to supply the needs of a typical Beach Villa can readily meet this requirement. Typically, manufacturer's decibel ratings are measured at 7 meters or 23' from the generator. In checking for compliance, the BVOA will utilize 23' from the generator. There may be little relationship between the published ratings and sound levels in actual operation, due primarily to immediate surroundings such as concrete block buildings.

Manufacturer _____ Model/KW _____ Decibels @ 23' _____

A copy of the manufacturer's specifications must be attached to this document.

2. "After-market" technology: Owners of generators shall be required to take whatever steps are necessary to achieve the limit of 68 decibels at 23' from the generator via the use of readily available "after-market" technology. This requirement acknowledges that variations in physical conditions of installation may be significant, resulting in greater or lesser degrees of sound amplification.

Rationale: Recognizing that sound amplification will vary widely by location, a generator may produce more than the rated decibels and the limit of 68 decibels.

3. Quiet Hours: From November 1 through April 30, generators shall not be operated from 11:00 PM – 7:00 AM. Standby generators must be kept in the "off" position during these hours during this time frame, as well as during periods when the villa is unoccupied.

Rationale: Those who have made the significant investment in stand-by generators have done so for a variety of reasons, including the necessity of maintaining employment, protecting the value of refrigerated food, medical necessity, safety, physical comfort, etc. During those months where operation of air conditioning is typical (May - October, limiting hours of operation is not reasonable. However, during winter months, when AC is not regularly needed and it is common for villas to have open windows and doors, the noise of a generator from 11:00 PM – 7:00 AM is not tolerable.

4. Automatic Test Features: These are adjustable and should be set for operation between 10 AM and 3 PM.

5. Medical Needs: The Board of Directors may exempt # 3 based on demonstrated medical need that cannot be met by other practical means. In such cases, additional requirements for noise reduction may be stipulated by the Board. Routine medical equipment such as heart monitors and CPAP machines that can safely be operated by battery back-up do not qualify for a medical exemption to the quiet hours.

6. Good Neighbors: Any installation of a stand-by generator located within 20' of another villa or villas shall require the written permission of such neighboring villa owners. Such permission may not be revoked by a subsequent owner and must be disclosed in any offering for sale.

Rationale: To maintain harmony among neighbors and to encourage the sharing of generators so that overall noise within the Beach Villas is limited.

7. Installation Requirements: Generator installation and fuel storage are required to meet all applicable BVOA regulations, as well as local and national building and fire codes. Distances between and among generators, fuel supplies, electrical systems, building openings, etc. are prescribed in code. Refer to BVOA Building Regulations.

8. Portable Generators: Portable generators are subject to the same requirements as outlined above with the exception of # 6. Portable generators installed exterior to a villa in a permanent enclosure are subject to # 6.

9. Failure to comply with the above requirements may, at the sole discretion of the Board of Directors, result in the revocation of the permit to install and operate a stand-by generator.

Signed: _____
Owner Villa #

Signed: _____
BVOA Building Committee Chair

Attach manufacturer's specifications

SAMPLE MANUFACTURER'S DECIBEL RATINGS

Brand & Model	Rated Power (LP)	Noise @ ~23 ft (7 m)	Notes / Source
Generac Guardian 7223	14 kW	55–65 dBA	Reported range at ~7 m; typical under normal load. Electric Generators Direct
Generac Guardian 20–22 kW (20 / 22 kW Series)	20–22 kW	~67 dBA	Normal operating at 23 ft/7 m on LP. Generac
Honeywell / Generac-based 16 kW	16 kW	~66 dBA	Manufacturer spec at 23 ft (7 m) on LP. Honeywell Store
Honeywell / Generac-based 20 kW	20 kW	~66 dBA	Same series (16/20/22 kW) on LP. Honeywell Store
Honeywell / Generac-based 22 kW	22 kW	~67 dBA	Same series (16/20/22 kW) on LP. Honeywell Store
Cummins Quiet Connect RS20AC (A071Z402)	20 kW	65 dBA	Normal operation sound spec at ~7 m on LP. Electric Generators Direct
Cummins RS13A / RS17A / RS20A (general)	~13–20 kW	~65 dBA	Typical 65 dBA @ 7 m for air-cooled series (LP/NG). Cummins Mart
Kohler 14RCA	14 kW	62 Test / 67 Run dBA	Test (load) ~62 dBA, run up to ~67 dBA @ 7 m on LP. Electric Generators Direct
Champion 22 kW Whole-House	22 kW	~67 dBA	Approximate manufacturer spec on propane at 23 ft. Champion Power Equipment