

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. There is no consistent industry standard for specific field conditions under which decibel ratings are measured and not all manufacturers publish ratings, making it impossible to make actual comparisons of noise levels. There may be little relationship between the published ratings and sound levels in actual operation.

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' 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, there is no one "fix" that will be appropriate for all installations. It is recognized that some experimentation may be necessary to achieve required sound reduction.

3. Quiet Hours: From November 1 through April 30, generators shall not be operated from 11:00 PM – 7:00 AM. Generators with an automatic transfer switch must be kept in the "off" position during these hours during this time frame.

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 rarely 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 #'s 2 & 3 based on demonstrated medical need. In such cases, additional requirements for noise reduction may be stipulated by the Board.

6. Good Neighbors: Any installation of a stand-by generator located within 15' 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

Revised by Board vote on 15th May 2025