



PORTABLE GENERATOR RULES AND USAGE GUIDELINES

PORTSMITH COA

PORTSMITH COA BOARD OF DIRECTORS

Portsmouth COA Portable Generator Policy

Adopted by the Portsmouth Board of Directors – November, 2025

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1. Purpose and Authority

The Portsmouth Condominium Owners Association (“COA”) recognizes that residents may wish to operate portable generators during power outages to maintain essential services.

This policy is established under the authority of the COA’s governing documents to ensure that any use of portable or standby generators protects resident safety, property values, and the quiet enjoyment of all neighbors.

2. Definitions

- **Portable Generator:** A movable, fuel-powered generator designed for temporary use and not permanently connected to a residence’s electrical system.
- **Permanent (Standby) Generator:** A fixed, professionally installed unit connected to natural gas or propane with an automatic transfer switch.
- This policy primarily governs portable generators. Permanent installations must be submitted separately under the COA’s Alteration or Architectural Review process.

3. Approval and Documentation

1. **Prior Approval Required:**
No generator may be installed, connected, or operated without written approval from the Board following submission of a Portable Generator Information and Approval Form.
2. **Permits and Inspections:**
Owners must provide copies of all required city/county permits and inspection certificates before operation.

3. Qualified Installation:

Any electrical or gas connections must be completed by a licensed electrician or plumber in accordance with local building and fire codes.

4. Insurance:

The COA may require proof of homeowner's insurance covering liability and property damage arising from generator use.

4. Hours of Operation

- Portable generators may only be operated between 7:00 A.M. and 10:00 P.M. during a power outage.
- Residents who require continuous power for medically necessary devices must provide documentation from a licensed physician and obtain written Board approval in advance.
- Residents are encouraged to use battery generators or solar backup units overnight whenever possible.

5. Placement and Ventilation

- Generators must be operated outdoors on a level, non-combustible surface located in the driveway at least 20 feet from all doors, windows, and vent openings. Measure the 20-foot distance from the generator to the building.
- Operation within garages, lanais, or enclosed spaces is strictly prohibited.
- Generators may not obstruct walkways or common areas.
- If a 20-foot distance cannot be achieved, the owner must obtain prior written approval from the Board.

6. Fuel Handling and Fire Safety

- Use only the manufacturer-recommended fuel type.

- Per NFPA 30, Fuel must be stored in a container meeting ASTM F852 standard, not exceeding 5 gallons and kept outside of living areas in compliance with local fire code. The container should be marked as meeting the standard.
- Generators must be turned off and allowed to cool for at least 20 minutes before refueling.
- Keep all equipment away from vegetation or combustible materials.
- Each unit operating a generator must have a functioning carbon monoxide detector inside the home.

7. Noise and Neighbor Impact

- Generator noise shall not exceed 65 decibels at 23 feet (per manufacturer rating).
- Exhaust should be directed toward the street or open areas, away from neighboring units.
- Owners are expected to operate generators courteously and discontinue use if multiple noise complaints are received.

8. Operation and Supervision

- Generators must never be left running unattended.
- Extension cords must be heavy-duty, grounded, outdoor-rated (12-gauge minimum) and sized for the electrical load.
- Generators must not be connected directly to a home's wiring without a permitted transfer switch or interlock device installed by a licensed electrician. This connection must be approved using a Portsmouth COA Alteration form.
- The COA reserves the right to inspect any generator installation or operation for safety compliance.

9. Owner Responsibility, Liability, and Indemnification

- The owner is solely responsible for all costs, maintenance, operation, and damages associated with their generator.
- The COA's master insurance policy does not cover damage or loss caused by any privately owned generator.
- The owner agrees to indemnify and hold harmless the COA, its officers, directors, and agents from any claims, damages, or injuries arising from generator use, installation, or failure.

10. Enforcement

- Any unapproved or non-compliant generator use constitutes a violation of the Portsmouth Rules & Regulations.
- Violations may result in written notice, fines, suspension of privileges, or revocation of generator approval.
- The COA reserves the right to require immediate discontinuation of generator use if safety or noise standards are not met.

11. Resident Tips (Non-Binding)

To promote community cooperation and minimize disruption:

- Limit use to essential appliances and avoid overnight operation where possible.
- Notify immediate neighbors before extended generator use.
- Consider using solar chargers or battery power for small devices.

- Monitor refrigerator/freezer temperatures with wireless thermometers to reduce run time.

By order of the Portsmouth COA Board of Directors (Adopted - November 2025)

Board of Directors Approval: Date: 11-18-25

President John H Petrucci

Vice President _____

Secretary Deanne M Carter

Treasurer Douglas C. Givling

Director Carol S. B...

Director Wendy ...

Director _____

Portable Generator Approval and Information Form

Personal Information

- Name: _____
- Address: _____
- Contact Phone Number: _____
- Email Address: _____

Portable Generator Details

Type of Portable Generator

- Brand: _____
- Model: _____
- Fuel Type: Underline or Circle type. (Can be more than one).
 - Gasoline, Diesel, Propane, Natural Gas, Solar
 - Voltage Output: _____

Size and Capacity

- Power Output (Watts): _____
- Physical Dimensions:
 - Height: _____
 - Width: _____
 - Depth: _____
- Decibel Level: _____

Weight: _____

Usage Information

- What types of appliances/devices will you be using? _____
- Estimated duration of use during emergencies: _____
- Do you have a working CO detector in your home? Yes No

Additional Comments

- Please provide or attach any additional information related to your portable generator usage that you feel is relevant.
- If using your generator with Natural Gas provide the Contractor name who installed/inspected your gas line hook-up and provide their contractor and license number.
 - Contractor Name -
 - Florida Contractor License –
 - Contact TECO/Peoples Gas at the link below to provide your information regarding gas service with a generator.
 - <https://www.peoplesgas.com/generatorinfo/>

I acknowledge that I have read the Portsmouth Portable Generator Rules and Usage Guidelines and agree to abide by the rules and guidelines established therein.

Printed Name: _____

Signature: _____

Date: _____ Unit Number _____

Portsmouth Board of Directors Approval

Date: _____

Board Signatures:

	<u>Signature</u>	<u>Name/Title (Please Print)</u>
1.	_____	_____
2.	_____	_____
3.	_____	_____
4.	_____	_____