* Condition: Cycle Time weekly 12pm-2pm

Design Committee Proposal

Todd T. 9/7/26

Grant S. GS 9/6/26

Jon C. JC 9/18/26

September 1, 2026

From: Bill and JoJo Allen
31 Bay Harbor Drive
310-779-7550

9/19 Pass / deny
9/19 cc: Bill Allen
9/21 cc: GB
cc: Danae / Lindsay

DRC,

The Allens have submitted a proposal to place a Generac Backup Generator on the SW corner of their property.

Attached you will find all the specs and details about this Generac and it is more efficient and quieter than the Generac that already exists in the community.

Please review the proposal and provide your vote of approval or denial with any thoughts on the next page. Return to me when finished.

Thank you kindly.

NTS
? weds 10Am

Gmail

Bill and Jolin Allen Generac Generator Request

bill allen <Bill@allenusa1.com>
To: Todd Tessler <iambat21@gmail.com>

Thu, Aug 27, 2026 at 8:30 PM

Jonathan Cartwell

approve / deny
Thoughts on back
Thanks

Hello Todd,

Attached is a diagram on our request to install a Generac Generator.

We are going to install the following.

-Install 200 AMP ATS on exterior of house next to the electric meter.

- Install 18kW generator at the back corner of the house on the patio. Generator wires will run over to the ATS via wires thru the crawlspace.

- Provide and install final gas connection from generator to low pressure gas line and valve stubbed off of the gas meter and installed to within 3 feet of the generator.

As much of the electrical conduit and gas line will all be run under the house in our crawl space for aesthetic purposes.

We will also add plants around the generator to help with aesthetics.

Thank you in advance for your consideration,

Bill Allen

310-779-7550

Generac.pdf
28K

Gmail

Bill and Jolin Allen Generac Generator Request

1 message

bill allen <Bill@allenusa1.com> Thu, Aug 27, 2026 at 8:30 PM
To: Todd Tessler <iambat21@gmail.com>

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310-779-7550

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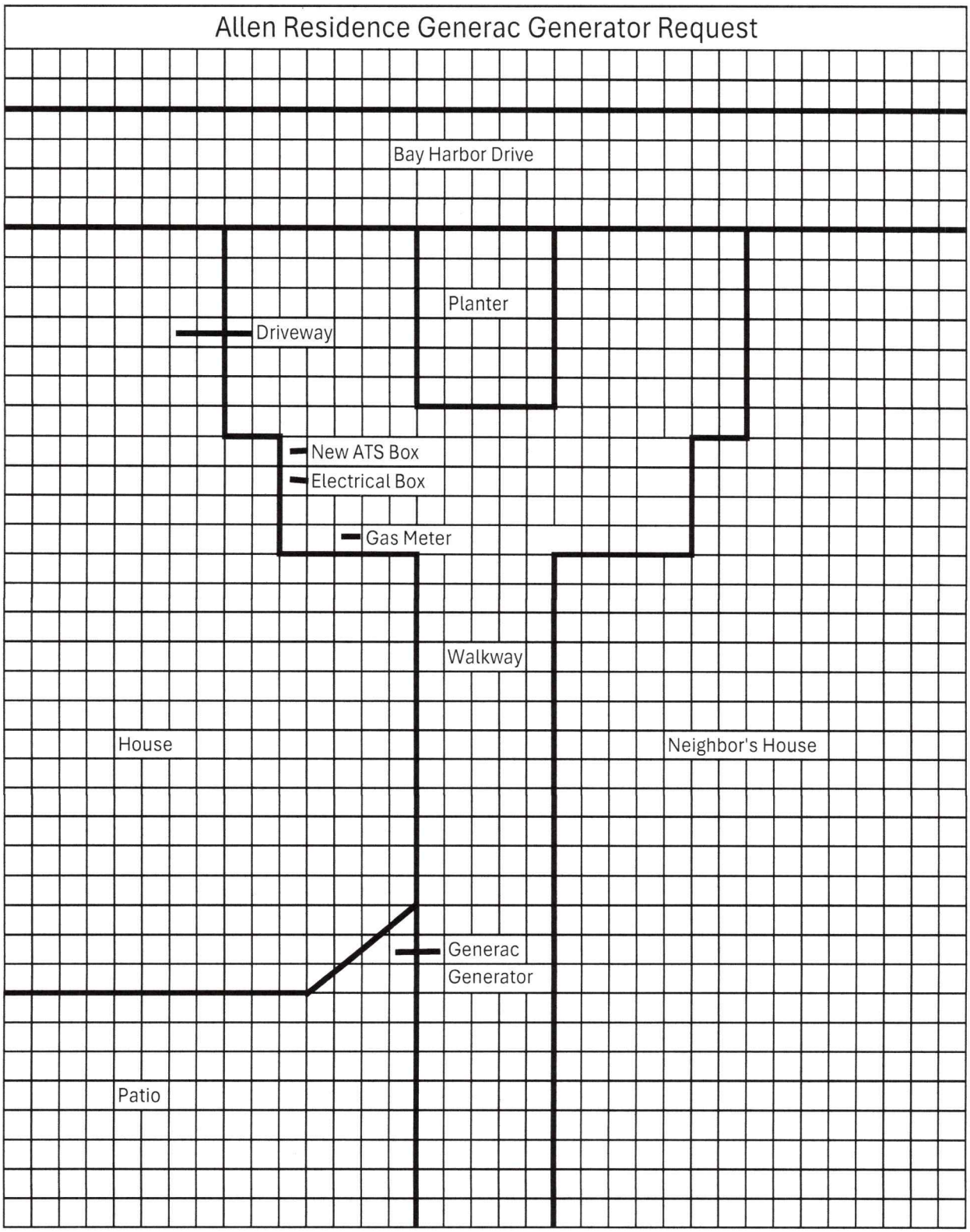
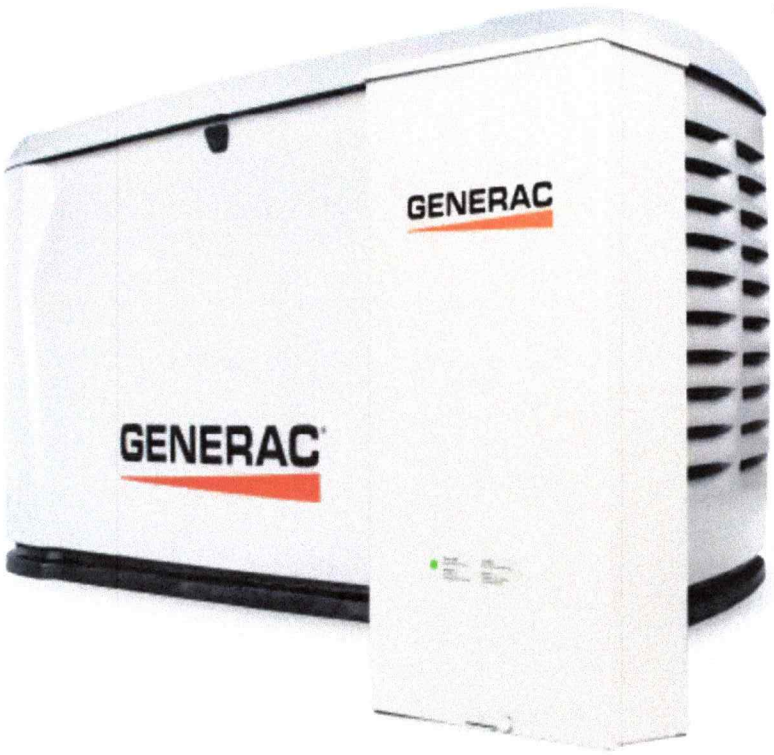

Allen Residence Generac Generator Request
Bay Harbor Drive
Planter
Driveway
New ATS Box
Electrical Box
Gas Meter
Walkway
House
Neighbor's House
Generac
Generator
Patio



Standby Generator, 18kW with Transfer Switch | Cellular

With free MobileLink | Base Model #: G0073240_ | Variant #: G0073240

MSRP Starting At: **$6,769.00**

4.7 (3482)

Spec Sheet Financing

What size generator do I need?

Get an Estimate

AI Overview

The Generac 18kW Air-Cooled Standby Generator with 200-Amp Transfer Switch is a whole-house backup system that delivers **18,000 watts on liquid propane (LP) and 17,000 watts on natural gas (NG)**. Generac

Generator Specifications

- **Power Output:** 18 kW (Liquid Propane) / 17 kW (Natural Gas)
- **Voltage / Phase / Frequency:** 120/240V, 1-phase, 60 Hz
- **Engine Type:** G-Force / Generac purpose-built design
- **Fuel Consumption (Natural Gas):** ~164 ft^3/hr at 50% load, ~235 ft^3/hr at 100% load
- **Fuel Consumption (Propane):** ~1.65 gal/hr (60 ft^3/hr) at 50% load, ~2.87 gal/hr (105 ft^3/hr) at 100% load
- **Sound Level:** ~65 dB(A) at normal load / lower during Quiet-Test mode
- **Dimensions:** 46.4" L x 26.3" W x 30.7" H
- **Weight:** 426 lbs Norwall PowerSystems +3

200-Amp Automatic Transfer Switch (ATS) Specifications

- **Amperage:** 200 Amps
- **Type:** Service Entrance Rated (SE ATS)
- **Poles:** 2 Poles
- **Enclosure/Application:** Designed to connect between the main utility meter and the service panel to distribute whole-house or managed essential circuit power.
- **Smart Features:** Integrated load shedding / digital power management capabilities for high-draw appliances like central air units. AP Electric & Generators +3

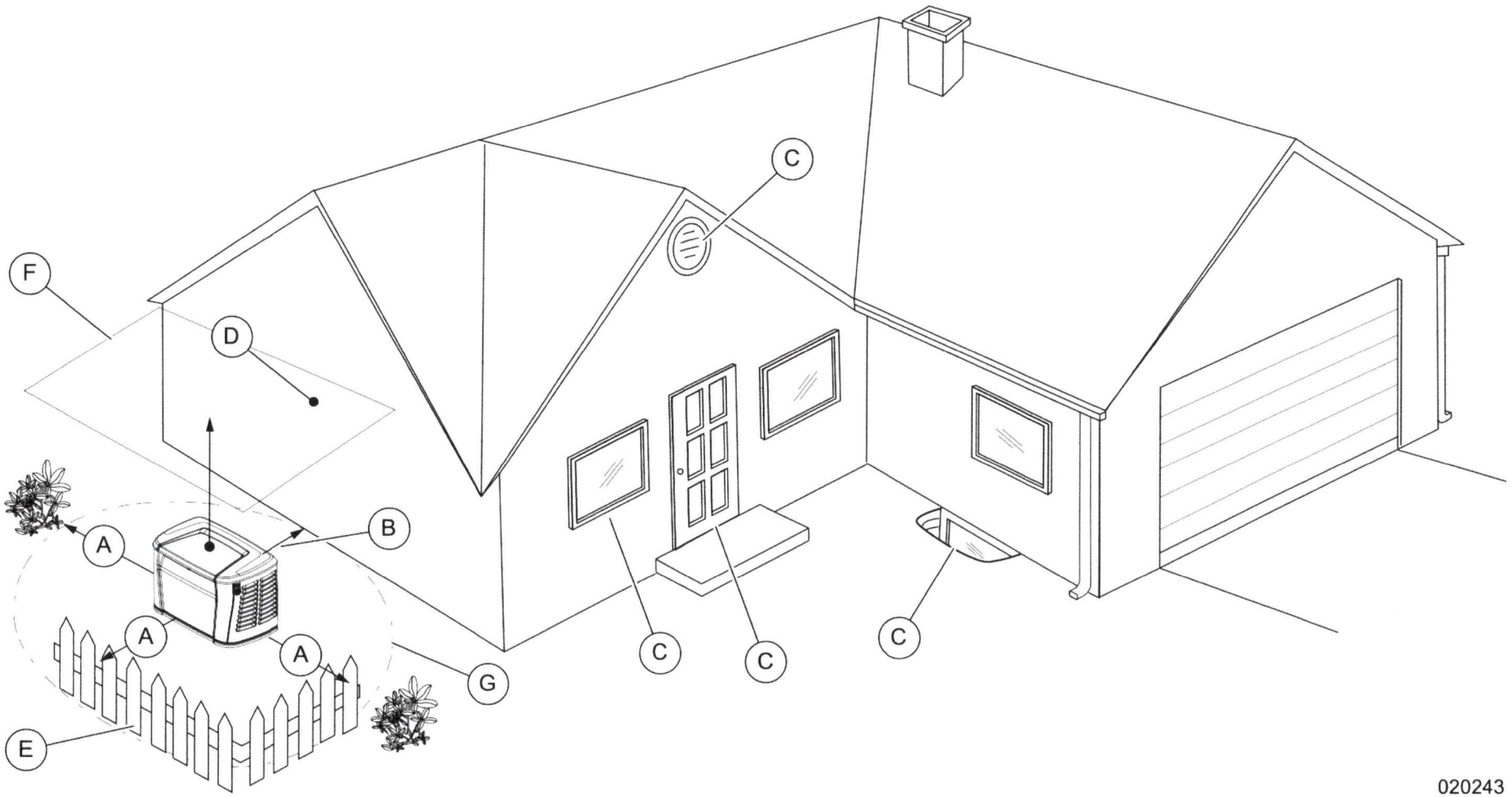


Figure 3-2. Generator Distance Requirements

ID	Description	Definition
A	Front and end clearance	Minimum clearance from the front and ends of generator must be 3 ft (0.91 m). This includes shrubs, bushes, and trees.

J	HVAC components	Do not direct generator discharge into HVAC components, including but not limited to: make up air systems, AC condensers (which may blow exhaust gas into structure openings), and window AC units. **IMPORTANT NOTE: Mechanical and gravity outdoor air intake openings for HVAC supply air systems shall be located according to Section 401 in the ICC Mechanical Code. See ICC Mechanical Code for any additional requirements.**
K	CO detector	Semi-permanently mounted device which detects carbon monoxide (CO) within the living area(s) of the structure.

Fire Prevention

The generator must be installed at a safe distance away from combustible materials. Engine, alternator, and exhaust system components become very hot during operation. Fire risk increases if unit is not correctly ventilated, is not correctly maintained, operates too close to combustible materials, or if fuel leaks exist. Also, accumulations of flammable debris within or outside the generator enclosure may ignite.

Distance Requirements

See ***Figure 3-2***. Minimum clearances must be maintained around the generator enclosure. These clearances are primarily for fire prevention, but also to provide sufficient room for removing front and end panels for maintenance purposes.

IMPORTANT NOTE: The diagram provided represents general guidelines, and are not all inclusive. A unit placed in accordance with NFPA requirements, including the offset reduction validated through testing by SwRI, may still allow CO within the structure. Unit may need to be installed farther from the structure than the NFPA requires.

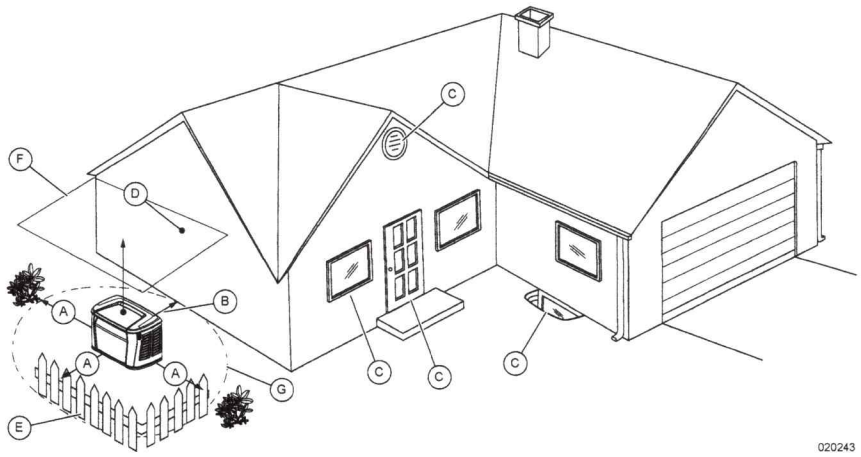


Figure 3-2. Generator Distance Requirements

ID	Description	Definition
A	Front and end clearance	Minimum clearance from the front and ends of generator must be 3 ft (0.91 m). This includes shrubs, bushes, and trees.

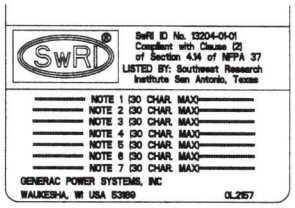
B	Rear clearance	Minimum clearance from the rear of the generator must be 18 in (457 mm). This includes shrubs, bushes, and trees.
C	Windows, vents, and openings	No windows, doors, vents, window wells, or openings in the wall are permitted closer to any point of the generator than what is permitted by locally adopted codes. See ***Fire Codes, Standards, and Guidelines*** for more information.
D	Existing wall	The generator should not be placed closer to existing walls than what is permitted by locally adopted codes, while abiding by the front, end, and rear clearances (A, B) listed above.
E	Removable fence	A removable barrier (non-permanent; without footings) installed as a visual surround. Removable fence panels cannot be placed within 3 ft (0.91 m) of the generator.
F	Overhead clearance	Structures, overhangs, or projections from a wall above the engine generator or above the front, end, and rear clearances (A, B) must be at least 5 ft (1.52 m) vertical distance from the top of the engine generator.
G	Maintenance and servicing	Maneuvering space around generator for performing routine maintenance tasks such as battery replacement and engine service. Do not attempt to conceal generator with shrubs, bushes, or plants. See NEC Article 110.26 for more information.

Fire Codes, Standards, and Guidelines

Generator installation must comply strictly with ICC IFGC, NFPA 37, NFPA 54, NFPA 58, and NFPA 70 standards. These standards prescribe the minimum safe clearances around and above the generator enclosure.

NFPA 37

NFPA 37 is the National Fire Protection Association's (NFPA) standard for the installation and use of stationary combustion engines. Its requirements limit the spacing of an engine generator to a minimum of 5 ft (1.5 m) from an opening in a structure or a structure having combustible walls, and require the engine generator to be located where it is readily accessible for maintenance, repair, and first responders. The standard contains an exception which allows an engine generator to be closer to a combustible wall when approved testing demonstrates a fire originating at the engine does not ignite the combustible structure.



002158

Figure 3-3. Southwest Research Institute Marking

NOTE: See ***Figure 3-3***. The Southwest Research Institute (SwRI) is a nationally recognized third party testing and listing agency. SwRI testing certifies a reduction of the minimum clearance from the engine generator to a structure having combustible walls.

The test criteria was to determine the worst case fire scenario within the generator and to determine the ignitability of items outside the engine enclosure at various distances. The enclosure is constructed of non-combustible materials, and the results and conclusions from the independent testing lab indicated that any fire within the engine generator enclosure would not pose any ignition risk to nearby combustibles or structures.