

Marble Arch Conduct rules (1 January 2024)

Appendix 8 - Inverters, back-up batteries, solar panels, generators and associated equipment

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Introduction

This appendix to the Conduct Rules covers electricity generation and storage equipment installed within the complex. It does not cover portable battery powered back-up devices (e.g. Uninterruptable Power Supplies, commonly used to power computers and/or routers) that plug into a household electrical socket rather than wired into the grid. Written permission from the Trustees is required to install and/or operate such equipment (see 12. Request form)

Generators (powered by Petrol, Diesel or Gas)

Due to their noise, vibration, fumes and fire risk, the use of such generators at Marble Arch is discouraged. However, they may be used subject to the following:

- No use between 10pm and 7am.
- Use only at such times that the primary supply (e.g ESKOM) is unavailable (e.g. when 'Loadshedding') and on each occasion, only after 2 hours of continuous primary electricity supply interruption.
- Noise level no greater than 60dB(A), though Conduct rules covering nuisance and or disturbances still apply. This is likely to require a "silent" or totally enclosed generator.
- Generator must not be visible to other residents.

Inverters

Inverters that are grid connected are SSEG (Small Scale Embedded Generator) equipment and their installation and operation is subject to Trustee permission and any conditions they may impose. Installation may not commence until written consent is received from The Trustees.

Such equipment along with any associated battery supply must be mounted so as not to be visible from the Common Property and other units.

Solar Panels (Photo Voltaic and water heating)

Written permission from the Trustees is required prior to installation. Where solar panels are mounted on the roof, the position on the roof must be shown in a drawing as part of the permission application and be considerate of existing or possible future installations by a neighbour. Such equipment along with any associated equipment (e.g. Cables, pipes, frames) must be mounted so as not to be visible from ground level of the complex. Equipment must not interfere with the drainage of rain water, and allow easy access for staff to clean the roof (e.g. Leaf sweeping). Furthermore, should the installation require moving, such as for building maintenance purposes, this shall be done by the owner as and when instructed by the Trustees (Hint: Consider mounting the frame on castors).

All parts of the installation must be done without compromising the structural integrity of the buildings. Holes must not be made in the waterproof membrane of the roof, however holes may be made on the roof side of the parapet minimum 120mm from the roof surface for purposes of securing solar panel mounting framework in position, providing such holes are protected by waterproofing to prevent water ingress.

Indemnity & Costs

In respect of any equipment installed, the unit owner agrees that they:

- are liable for the costs of the installation as well as the costs for any related damages and/or maintenance.
- undertake to keep it in a good working state and serviceable repair. Failure to do so will require the equipment to be removed at the owners cost.
- assume and indemnify the Marble Arch Body Corporate of all the Obligations which the body corporate would have under the Sectional Title Scheme Management Act in connection therewith.
- will ensure that any new owner accepts responsibility for the system and accepts the Conduct rules.
- will be responsible for any costs should the Trustees require to have the equipment removed (e.g. if it falls into disrepair),
- undertake to return the building back to its original state as it was prior to the installation at their cost should the equipment be removed.

Insurance

Owners must ensure that their equipment, installation and operation are compliant with the insurance cover of the complex, which may change from time to time. Any risk that affects the insurance premium is the responsibility of the unit owner. The owner is responsible for ANY harm or damage the system may cause.

Legal Compliance

Owners must ensure that their equipment, installation and operation are compliant with **ALL** relevant legislation, which may change from time to time (e.g. Inverters certified to **NRS 097-2**). This includes the Certificate of Compliance, a copy of which must be given to the Trustees prior to operation of the equipment.

Installer

All parts of the design and installation are to be carried out by **competent persons**. Owners should take care in selecting a contractor since the owner will be liable for any damages/harm/penalties or other costs incurred due to their system (e.g. damage to the waterproof roof membrane).

Safety

The owner must take reasonable precautions to :

- Prevent accidental electric shock, either directly or through water, enclosing equipment in enclosures or conduit where appropriate.
- Reduce the risk of trip hazards – e.g. use bright colours to improve visibility of equipment.
- Reduce fire risk (e.g. keep equipment correctly ventilated and use fire extinguishers suitable for electrical equipment).
- Ensure the equipment does not impose a risk in case of strong wind.

Ownership, responsibility & liability

The Ownership, responsibility & liability rests with the unit owner, and is transferred to all subsequent owners of the unit.

Useful Links

<https://www.sseg.org.za/>

https://en.wikipedia.org/wiki/Grid-connected_photovoltaic_power_system

Request form for Trustee permission to install and operate electrical generation and storage equipment:

Name of owner:

Unit number : **Marble Arch**

Email address:

Power of **inverter:** **Kilowatts**

Power of **generator:** **Kilowatts** **Rated noise level** **dB (A)**

Total capacity of **batteries:** **Volts** **Amphours**

(e.g. If you have 4 off 12v 105Ah batteries in series , this is 48 Volts 105 Ah)

Total rated power of **solar modules:** **Watts**

I hereby request permission to install and operate the above equipment at my unit. I attach details of equipment I wish to install on common property, showing it's location on a scale drawing of the building.

I agree to comply with Marble Arch Conduct rules as well as any other conditions the Trustees may impose.

I will supply the Body Corporate with the CoC for the installation prior to operation.

I indemnify the Marble Arch Body Corporate for any damages the equipment causes.

I will take measures to ensure all subsequent owners of my unit abide by this agreement.

Signature of owner

Date

Additional conditions imposed by Trustees:

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Permission is given only when signed by 2 Trustees:

Trustee 1 Name	Signature	Date
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Trustee 2 Name	Signature	Date
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N.B. The CoC must be dated within 3 months of the Trustee permission for permission to be valid.