

GEW125-14

608.13 (New)

Proponent: Jonah Cecil Scheib, Urban Green Council, representing Urban Green Council (cs@urbangreencouncil.org); Jim Edelson, representing NBI; Ryan Meres (ryan@imt.org)

Add new text as follows:

608.13 Temporary Generator and Boiler. Buildings containing Group I, R-1, or R-2 occupancies shall be provided with a means to connect a temporary external generator that is capable of providing power for exit signs and means of egress illumination serving such occupancy, fire alarm systems serving such occupancy, not less than one elevator that serves all floors; and lighting in sleeping spaces and as required for the provision of medical services. Such connecting means shall be located at or above the design flood elevation.

Buildings containing Group I occupancies having their boiler plants located below the design flood elevation shall be provided with a means to connect a temporary external boiler that is capable of maintaining design comfort temperatures in the building. Such connecting means shall be located at or above the design flood elevation.

Exception: A connecting means for a temporary generator is not required for buildings having emergency or standby power systems, including on-site renewable energy systems, that are permanently installed above the design flood elevation and that are capable of providing power for the systems and loads listed in this section for a time period of not less than 72 hours.

Reason: Convenient hookups for generators can make power outages – such as those caused by flooding – much easier to manage because buildings can directly attach temporary equipment. If these permanent hookups are not installed, buildings often use ad hoc connections that can present a safety risk or that may cause unexpected interruption of services. To maintain heat in buildings housing sick or elderly people, health care facilities, nursing homes and other group care facilities where there is a risk of losing boiler operation due to flooding should be required to install “quick-connect” hookups for boilers as well as generators.

New York City established a similar regulation in 2013.

Bibliography:

NYC Building Resiliency Task Force, Proposal 20: Add Hookups for Temporary Generators & Boilers ([Proposal](#))

NYC Local Law 108 of 2013 ([Law](#); [Legislation at a Glance](#))

NYC Administrative Code Section 28-315.8.2 and 28-315.8.3 ([Code Reference](#)) NYC Building Code Appendix G, Section 311.2 and 311.3 ([Code Reference](#))

Cost Impact: Will not increase the cost of construction.

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