

Bulletin 2-22-3

ESA requirements for mandatory testing and maintenance of existing emergency generators required by the Ontario Building Code Rules 2-003, 2-004

Issued May 2022

Supersedes Bulletin 2-22-2

Issue

There have been questions raised as to what the inspection requirements are, associated with the testing and maintenance of existing emergency generators, required by the Ontario Building Code (OBC). The following direction identifies the requirements.

Direction

Notwithstanding the requirements of Rule 2-004, a notification of work will not be required for the inspection and testing of emergency generators for conformance to Canadian Standards Association (CSA) C282, "Emergency Electrical Power Supply for Buildings", provided that an accurate log book, as required by CSA C282 is made available to the Electrical Safety Authority (ESA) upon request. Rule 2-003 states that it is the owner's responsibility to maintain a record of all electrical installations.

Examples of the types of work that do not require a notification of work are;

- Removal and replacement of devices for testing, and maintenance purposes as required by CSA C282;
- Disconnection and reconnection of existing building installation conductors to perform mandatory load bank testing
- Connection and disconnection of load bank feeder conductors to perform mandatory testing.

A notification of work is required by Rule 2-004 when repairs, replacement(s) or alterations to an existing electrical installation associated with an emergency generator are to be completed as per OBC requirements. Examples of these are:

- Replacement of electrical field devices
- Relocation of electrical field devices
- Replacement or relocation of any field wiring.

Rationale

The OBC mandates that the installation and maintenance of emergency generators conforms to CSA C282.

Table 5 of CSA C282 requires a full load test be performed annually, and prescribes the work to be performed as well, including mandatory requirements for training of personnel and maintaining a permanent log book of the work performed.

The asset owner or agent is mandated to ensure conformance with CSA C282, "Emergency Electrical Power Supply for Buildings".

The work is temporary in nature with no permanent changes or alteration to the existing building wiring.

Please review relevant sections in the latest editions of the following references:

- Ontario building code (article 3.2.7.5)
- CSA C282, “Emergency Electrical Power Supply for buildings”