

## Keep your emergency generator well-maintained

An emergency generator is one of the more important and costly pieces of equipment on a property. If correctly serviced and maintained, an emergency generator could last anywhere from 20 to 30 years. The best way to extend the life of your emergency generator is to establish a suitable preventative maintenance program.

### Maintaining your emergency generator

While a maintenance schedule should be adapted to meet the specific demands of the building occupancy, the **CSA Standard C282-09** "Emergency Electrical Power Supply for Buildings" outlines a recommended approach for servicing and maintaining an emergency generator.

The following is a general overview of some of the CSA recommendations that could help you extend the life of the emergency generator in your building.

### Weekly Inspection

#### Testing and maintenance requirements:

- Inspect all fuel, oil, and coolant levels.
- Visually inspect the entire system for any leakages including the batteries.

### Monthly Inspection

#### Testing and maintenance requirements:

- Simulate a failure of the normal electrical supply to the building.
- Operate the system under at least 30% of the rated load for 60 minutes.
- Run all automatic transfer switches under load.
- Inspect for correct operation of all auxiliary equipment (e.g. radiator shutter control, coolant pumps, fuel transfer pumps, oil coolers, and engine room ventilation system, etc.).
- Record the readings for all instruments in an "Inspection, Testing and Maintenance" log.

## Semi-annual Inspection

### Testing and maintenance requirements:

(to be carried out by a qualified contractor)

- Complete all inspection items from weekly and monthly checks.
- Verify all electrical connections.
- Test protective devices for proper operation.

## Annual Inspection

### Testing and maintenance requirements:

(to be carried out by a qualified contractor)

- Change oil, oil filter and fuel filters.
- Check the condition of spark plugs.
- Inspect cooling system and check coolant concentration.
- Test fuel condition and recondition fuel if necessary (diesel-fueled units only).

The implementation of an "Inspection, Testing and Maintenance" log is important for any occupancy with an emergency generator. This log should be maintained in accordance with the manufacturer's operation manual and maintenance instructions.

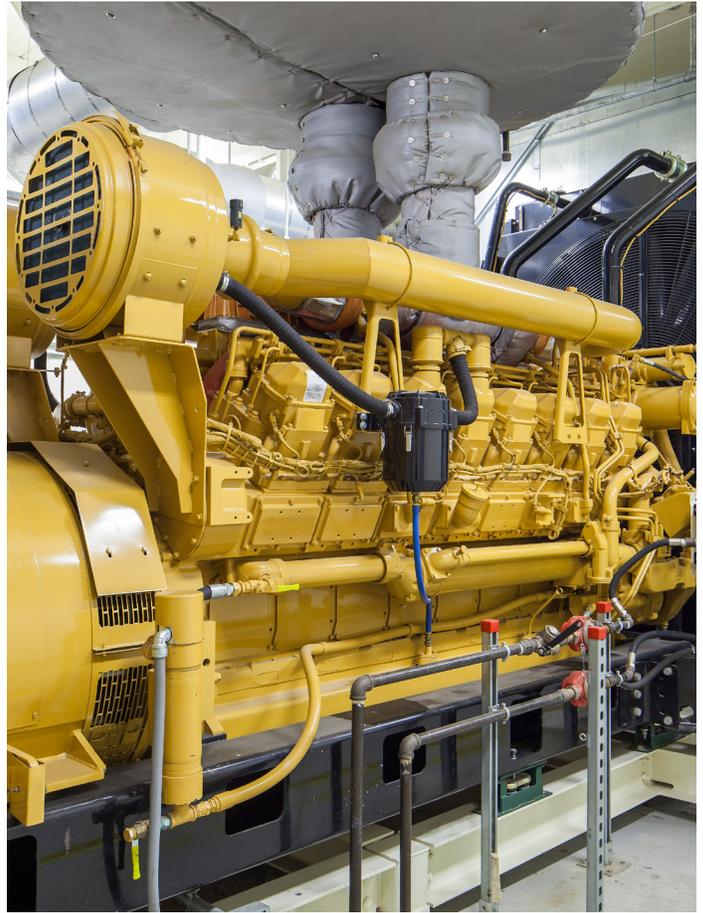
The log should be kept on site and include:

- The date on which any inspection, testing and/or maintenance exercise was carried out.
- The name(s) of the person(s) who performed the inspection, testing and/or maintenance.
- Notes on any unsatisfactory conditions observed or discovered and the steps taken to correct such conditions.
- Copies of the design and installation performance test certificates.

For ease of use, the logbook should be permanently placed on site, ideally in the emergency generator room. If the generator is kept outside the building, the logbook should be kept in a safe location within the building.

## Intact Insurance Equipment Breakdown coverage highlights

- Covers ovens, furnaces, and elevators which may not be covered by other insurers.
- Covers loss of profits, even while equipment is under warranty.
- Covers stock spoilage losses through service interruption coverage.
- Keeps the business operational with Extra Expense coverage that can include expenses for outsourcing to complete contracts and equipment rentals.
- Covers losses due to operator error.
- Includes green and equipment upgrade coverages.
- Covers losses due to exposures not normally considered, such as damage resulting from ammonia contamination.



## The Intact Insurance Advantage

- Equipment breakdown insurance is available as a stand-alone policy or it can be added to any Intact Insurance business package policy.
- Policies are written by a specialized team of underwriting experts with equipment breakdown and engineering expertise.
- A dedicated loss prevention engineering team can help identify and make recommendations to mitigate any potential equipment breakdown risks.
- Customers benefit from a 24/7 claims service guarantee and access to a specialized equipment breakdown claims team.

**Contact your broker to learn more about the loss prevention guidance available from Intact Insurance.**