



# COMMUNITY DEVELOPMENT DEPARTMENT

45175 Ten Mile Road  
Novi, MI 48375  
(248) 347-0415 Phone  
(248) 735-5600 Facsimile  
[www.cityofnovi.org](http://www.cityofnovi.org)

## ZONING BOARD OF APPEALS STAFF REPORT

FOR: City of Novi Zoning Board of Appeals

ZONING BOARD APPEALS DATE: March 14, 2017

REGARDING: 22575 Heslip Drive (PZ17-0006)

BY: Larry Butler, Deputy Director Community Development

### I. GENERAL INFORMATION:

**Applicant**

Preventative Maintenance Technologies, LLC

**Variance Type**

DIMENSIONAL VARIANCE

**Property Characteristics**

Zoning District: Light Industrial  
Location: north of Nine Mile Road and west of Heslip Drive  
Parcel #: 50-22-26-376-018

**Request**

The applicant is requesting a variance from the CITY OF NOVI Zoning Ordinance Section 4.19 to allow for the installation of an accessory use structure in the side yard. This property is zoned Light Industrial (I-1).

### II. STAFF COMMENTS:

*The request is for variance for a side yard accessory use structure.*

### III. RECOMMENDATION:

The Zoning Board of Appeals may take one of the following actions:

1. I move that we ***grant*** the variance in Case No. **PZ17-0006**, sought by \_\_\_\_\_, for \_\_\_\_\_ because Petitioner has shown practical difficulty requiring \_\_\_\_\_.
- (a) Without the variance Petitioner will be unreasonably prevented or limited with respect to use of the property because \_\_\_\_\_.
- (b) The property is unique because \_\_\_\_\_.
- (c) Petitioner did not create the condition because \_\_\_\_\_.

(d) The relief granted will not unreasonably interfere with adjacent or surrounding properties because\_\_\_\_\_.

(e) The relief if consistent with the spirit and intent of the ordinance because\_\_\_\_\_.

(f) The variance granted is subject to:

1. \_\_\_\_\_.

2. \_\_\_\_\_.

3. \_\_\_\_\_.

4. \_\_\_\_\_.

2. I move that we **deny** the variance in Case No. **PZ17-0006**, sought by \_\_\_\_\_, for \_\_\_\_\_ because Petitioner has not shown practical difficulty requiring \_\_\_\_\_.

(a) The circumstances and features of the property including \_\_\_\_\_ are not unique because they exist generally throughout the City.

(b) The circumstances and features of the property relating to the variance request are self-created because\_\_\_\_\_.

(c) The failure to grant relief will result in mere inconvenience or inability to attain higher economic or financial return based on Petitioners statements that \_\_\_\_\_.

(d) The variance would result in interference with the adjacent and surrounding properties by\_\_\_\_\_.

(e) Granting the variance would be inconsistent with the spirit and intent of the ordinance to\_\_\_\_\_.

Should you have any further questions with regards to the matter please feel free to contact me at (248) 347-0417.

Larry Butler  
Deputy Director Community Development  
City of Novi



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## ZONING BOARD OF APPEALS VARIANCE APPLICATION CHECKLIST

The following items are required for a complete Variance application. Incomplete applications will be returned.

**Signed Application Form**

Complete the Zoning Board of Appeals application form. Application must be signed by the applicant and the property owner (if different).

**Response to Variance Review Standards – Dimensional, Use, or Sign**

Select the applicable Review Standards for the requested Variance and complete in full. Use additional paper if needed. If you don't know which Review Standards to complete, call the Community Development Department at 248.347.0415 for guidance.

**Dimensioned Site Plan (1 copy & 1 digital copy submitted as a PDF)**

- Existing or proposed buildings or additions on the property.
- Number and location of all on-site parking spaces.
- Existing and proposed distances to adjacent property lines.
- Location of existing and proposed signs, if applicable.
- Any other information relevant to the Variance application.

**Dimensioned Drawings and Plans (1 copy & 1 digital copy submitted as a PDF)**

- Floor plans and elevations with all proposed buildings and additions.
- All existing and proposed signs on the property (photographs may be used).
- For use variances, include floor plan showing the existing and proposed layout and functions of each area.
- For multi-family residential structures or projects, a summary showing the existing and proposed number of dwelling units by type (efficiency, one-bedroom, two-bedroom, etc.)

**Other Helpful Information – Optional (1 copy & 1 digital copy submitted as a PDF)**

- Photographs of the lot or structure that shows the special conditions or circumstances described in the application.
- Photographs or maps that show how other properties in the area enjoy the same type of property rights related to the Variance.
- Letters of support from the neighbors who would be most affected by your request.

**Fee (make check payable to the City of Novi)**

Single Family Residential (Existing) \$200 (With Violation) \$250  
Single Family Residential (New) \$250  
Multiple/Commercial/Industrial \$300 (With Violation) \$400  
Signs \$300 (With Violation) \$400  
House Moves \$300  
Special Meetings (At discretion of Board) \$600

### Additional Information

In the course of reviewing the application, the Planning Department staff may request additional information from the applicant.



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# ZONING BOARD OF APPEALS APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

<b>I. PROPERTY INFORMATION (Address of subject ZBA Case)</b>				Application Fee: _____	
PROJECT NAME / SUBDIVISION Kubica Corporation				Meeting Date: _____	
ADDRESS 22575 Heslip Dr. Novi, MI 48375		LOT/SIUTE/SPACE #		ZBA Case #: PZ _____	
SIDWELL # 50-22-26 -376 -918		May be obtain from Assessing Department (248) 347-0485			
CROSS ROADS OF PROPERTY North of 9 Mile and East of Novi Rd.					
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			REQUEST IS FOR: <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> VACANT PROPERTY <input type="checkbox"/> SIGNAGE		
DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO					
<b>II. APPLICANT INFORMATION</b>					
<b>A. APPLICANT</b>		EMAIL ADDRESS sroux@pmtech.org		CELL PHONE NO. 616-307-8099	
NAME Scott Proux		TELEPHONE NO. 800-419-5199			
ORGANIZATION/COMPANY Preventive Maintenance Technologies, LLC		FAX NO. 248-374-6402			
ADDRESS 29395 Wall St.		CITY Wixom		STATE MI	ZIP CODE 48393
<b>B. PROPERTY OWNER</b> <input type="checkbox"/> CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER					
Identify the person or organization that owns the subject property:		EMAIL ADDRESS KHall@KubicaCorp.com		CELL PHONE NO. N/A	
NAME Katherine Hall		TELEPHONE NO. 248-344-7750			
ORGANIZATION/COMPANY Kubica Corporation		FAX NO. N/A			
ADDRESS 22575 Heslip Dr.		CITY Novi		STATE MI	ZIP CODE 48375
<b>III. ZONING INFORMATION</b>					
<b>A. ZONING DISTRICT</b>					
<input type="checkbox"/> R-A <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> R-4 <input type="checkbox"/> RM-1 <input type="checkbox"/> RM-2 <input type="checkbox"/> MH <input checked="" type="checkbox"/> I-1 <input type="checkbox"/> I-2 <input type="checkbox"/> RC <input type="checkbox"/> TC <input type="checkbox"/> TC-1 <input type="checkbox"/> OTHER _____					
<b>B. VARIANCE REQUESTED</b>					
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:					
1. Section <u>4.19.2.A</u>		Variance requested <u>Accessory Structure</u>			
2. Section _____		Variance requested _____			
3. Section _____		Variance requested _____			
4. Section _____		Variance requested _____			
<b>IV. FEES AND DRAWINGS</b>					
<b>A. FEES</b>					
<input type="checkbox"/> Single Family Residential (Existing) \$200 <input type="checkbox"/> (With Violation) \$250 <input type="checkbox"/> Single Family Residential (New) \$250 <input checked="" type="checkbox"/> Multiple/Commercial/Industrial \$300 <input type="checkbox"/> (With Violation) \$400 <input type="checkbox"/> Signs \$300 <input type="checkbox"/> (With Violation) \$400 <input type="checkbox"/> House Moves \$300 <input type="checkbox"/> Special Meetings (At discretion of Board) \$600					
<b>B. DRAWINGS 1-COPY &amp; 1 DIGITAL COPY SUBMITTED AS A PDF</b>					
<ul style="list-style-type: none"> <li>• Dimensioned Drawings and Plans</li> <li>• Site/Plot Plan</li> <li>• Existing or proposed buildings or addition on the property</li> <li>• Number &amp; location of all on-site parking, if applicable</li> </ul>			<ul style="list-style-type: none"> <li>• Existing &amp; proposed distance to adjacent property lines</li> <li>• Location of existing &amp; proposed signs, if applicable</li> <li>• Floor plans &amp; elevations</li> <li>• Any other information relevant to the Variance application</li> </ul>		



# ZONING BOARD OF APPEALS APPLICATION

## V. VARIANCE

### A. VARIANCE (S) REQUESTED

DIMENSIONAL     USE     SIGN

There is a five-(5) hold period before work/action can be taken on variance approvals.

### B. SIGN CASES (ONLY)

Your signature on this application indicates that you agree to install a **Mock-Up Sign** ten-(10) days before the schedule ZBA meeting. Failure to install a mock-up sign may result in your case not being heard by the Board, postponed to the next schedule ZBA meeting, or cancelled. A mock-up sign is **NOT** to be actual sign. Upon approval, the mock-up sign must be removed within five-(5) days of the meeting. If the case is denied, the applicant is responsible for all costs involved in the removal of the mock-up or actual sign (if erected under violation) within five-(5) days of the meeting.

### C. ORDINANCE

#### City of Novi Ordinance, Section 3107 – Miscellaneous

No order of the Board permitting the erection of a building shall be valid for a period longer than one-(1) year, unless a building permit for such erection or alteration is obtained within such period and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

No order of the Board permitting a use of a building or premises shall be valid for a period longer than one-hundred and eighty-(180) days unless such use is establish within such a period; provided, however, where such use permitted is dependent upon the erection or alteration or a building such order shall continue in force and effect if a building permit for such erection or alteration is obtained within one-(1) year and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

### D. APPEAL THE DETERMINATION OF THE BUILDING OFFICIAL

PLEASE TAKE NOTICE:

The undersigned hereby appeals the determination of the Building Official / Inspector or Ordinance made

CONSTRUCT NEW HOME/BUILDING     ADDITION TO EXISTING HOME/BUILDING     SIGNAGE

ACCESSORY BUILDING

USE

OTHER \_\_\_\_\_

## VI. APPLICANT & PROPERTY SIGNATURES

### A. APPLICANT

Applicant Signature

1/31/17

Date

### B. PROPERTY OWNER

**If the applicant is not the owner, the property owner must read and sign below:**

The undersigned affirms and acknowledges that he, she or they are the owner(s) of the property described in this application, and is/are aware of the contents of this application and related enclosures.

Property Owner Signature

01-31-17

Date

## VII. FOR OFFICIAL USE ONLY

### DECISION ON APPEAL:

GRANTED

DENIED

The Building Inspector is hereby directed to issue a permit to the Applicant upon the following and conditions:

\_\_\_\_\_  
Chairperson, Zoning Board of Appeals

\_\_\_\_\_  
Date



## Community Development Department

45175 Ten Mile Road  
Novi, MI 48375  
(248) 347-0415 Phone  
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## REVIEW STANDARDS DIMENSIONAL VARIANCE

The Zoning Board of Appeals (ZBA) will review the application package and determine if the proposed Dimensional Variance meets the required standards for approval. In the space below, and on additional paper if necessary, explain how the proposed project meets each of the following standards. (Increased costs associated with complying with the Zoning Ordinance will not be considered a basis for granting a Dimensional Variance.)

### Standard #1. Circumstances or Physical Conditions.

Explain the circumstances or physical conditions that apply to the property that do not apply generally to other properties in the same zoning district or in the general vicinity. Circumstances or physical conditions may include:

- a. **Shape of Lot.** Exceptional narrowness, shallowness or shape of a specific property in existence on the effective date of the Zoning Ordinance or amendment.

**Describe below:**

Where we want to set the generator on the North side of the property, we would be too close to the property to the north of the building, according to the zoning laws here in. We are asking for approval of the Generator to go on the North side of the building next to gas meter.

OR

- b. **Environmental Conditions.** Exceptional topographic or environmental conditions or other extraordinary situations on the land, building or structure. **Describe below:**

OR

- c. **Abutting Property.** The use or development of the property immediately adjacent to the subject property would prohibit the literal enforcement of the requirements of the Zoning Ordinance or would involve significant practical difficulties. **Describe below:**

## **Standard #2. Not Self-Created.**

Describe the immediate practical difficulty causing the need for the Dimensional Variance, that the need for the requested variance is not the result of actions of the property owner or previous property owners (i.e., is not self-created).

This is not a result of a prior tenant or owner. The lot is just too narrow to put a generator on any side of the building and the parking lot is too small. To get a Generator installed the owner has to request for a variance on this property.

## **Standard #3. Strict Compliance.**

Explain how the Dimensional Variance in strict compliance with regulations governing area, setback, frontage, height, bulk, density or other dimensional requirements will unreasonably prevent the property owner from using the property for a permitted purpose, or will render conformity with those regulations unnecessarily burdensome.

We feel there is plenty of room for the generator with some bushes to cover the look of the generator. There are other properties adjacent to this property that have generators on the north side of there building.

## **Standard #4. Minimum Variance Necessary.**

Explain how the Dimensional Variance requested is the minimum variance necessary to do substantial justice to the applicant as well as to other property owners in the district.

We are asking for a minimum variance - based on we are at the minimum clearances of the generator manufacturer and the NEC codes.

## **Standard #5. Adverse Impact on Surrounding Area.**

Explain how the Dimensional Variance will not cause an adverse impact on surrounding property, property values, or the use and enjoyment of property in the neighborhood or zoning district.

This will cause an adverse impact on surrounding properties based on a generator, that actually increases the value of the property its on, therefore will most likely increase the property value of the surrounding properties. We will also have bushes to cover it up, so it will not be visible to the surrounding buildings.



# PLAN REVIEW CENTER REPORT

January 31, 2017

## Planning Review

Kubica - Generator

JSP17-06

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### Petitioner

Kubica

### Review Type

Preliminary/Final Site Plan

### Property Characteristics

- Site Location: 22575 Heslip Drive
- Site School District: Novi Community School District
- Site Zoning: I-1, Light Industrial
- Site Use(s): Offices and Warehouse
- Adjoining Zoning: North, East, and South are I-1, Light Industrial; West is RM-1
- Site Size: 1.07 acres
- Site Plan Date: 01-06-2017, received 01-30-2017

### Project Summary

The applicant is proposing a generator installation at an existing building at 22575 Heslip Drive. The applicant has provided two scenarios for where the generator can be located: north-central and north-west of the building between the parcel lot line to the north and the building.

### Recommendation

Approval of the Preliminary/Final Site Plan is **recommended** contingent on the variances being approved by the ZBA.

### Ordinance Standards

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 3 (Zoning Districts), Article 4 (Use Standards), Article 5 (Site Standards), and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed and incorporated as part of the final stamping sets.

1. Administrative Approval (Sec. 6.1.C): A site plan may be reviewed for approval administratively without formal review by the approving body under the following circumstances: when the site is already the subject of a previously approved site plan and the reviewed plan only proposes the construction of an accessory structure. *This plan qualifies for administrative approval.*
2. Site Plan Submittal Requirements (Sec. 6.1.2): No site plan shall be approved when the site plan fails to contain all the applicable data set forth herein and in the Site Plan and Development Manual. **Provide a scaled plan that shows the dimensions of the parcel, building setbacks, and dimensions of the proposed generator.**
3. Location (Sec. 4.19.2.A): All accessory structures are to be located in the rear yard. **The additional equipment is proposed to be located in the interior side yard, which is not allowed. The applicant should consider placing the generator behind the building as required by the Zoning Ordinance. If this is not possible, then our preference would be for the unit to be placed as far from the front parcel lot line as possible (Option #2).** The applicant is pursuing a variance from the ZBA.



4. Accessory Structure/Building Setback (Sec. 4.19.1.G/Sec. 3.1.18.D): A detached accessory building shall not be located closer than 10 ft. to any main building and shall not be located closer than 6 ft. to any interior side or rear lot line. **It is recommended that the applicant move the generator to be 10 ft. from the building, which would then meet the building and lot line setback requirements.** If the applicant continues to pursue the proposed plan, with the generator only 3 ft. from the building, then the generator would have to meet the building setback requirements for the district (20 ft., which it cannot meet) and would need to provide a masonry enclosure that matches the building materials and is 1 ft. taller than the generator. **Please provide the 10 ft. setback from the building and 6 ft. setback from the parcel lot line. The proposed option is creating a burden that can be eliminated.**
5. Screening (Landscape Design Manual 1.e): All generators are to be screened by the building, landscaping, or an enclosure constructed to match the building. **The applicant has proposed four shrubs between the generator and the lot line. Please see the required utility landscape screening that requires plant screening along three sides of the generator; also include the type of plants proposed, and the proposed initial height of the plants.**
6. Noise Levels (5.14.10.A.ii): The parcel is surrounded by I-1 to the north, east, and south, which have a maximum permitted decibel level of 75 during daytime hours and 70 during nighttime hours. The parcel to the west is RM-1, where the maximum permitted decibel levels at the property line are 60 decibels during daytime hours and 55 decibels during nighttime hours. The applicant has provided the cut sheet of the generator, which indicates 67 decibels. **The parcels to the north, east, and south meet the standards. The parcel to the west, it is unclear if it meets the standards. The applicant should provide the distance from the generator to the rear lot line, in order for Planning staff to calculate the decibel levels at that distance and confirm that the decibel levels will be under the maximum allowed to be received in RM-1.**

#### Next Steps

The applicant is to provide a written response to the outstanding items and how the applicant will address these on the final stamping set. If ZBA approves the variances, then the applicant can submit electronic stamping sets for informal review prior to printing final stamping sets.

#### Stamping Set Approval

Stamping sets are still required for this project. After receiving all the necessary approvals, please submit **5 size 24" x 36" copies with original signature and original seals**, to the Community Development Department for final stamping set approval.

#### Chapter 26.5

Chapter 26.5 of the City of Novi Code of Ordinances generally requires all projects be completed within two years of the issuance of any starting permit. Please contact Sarah Marchioni at 248-347-0430 for additional information on starting permits. The applicant should review and be aware of the requirements of Chapter 26.5 before starting construction.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.347.0484 or [kmellem@cityofnovi.org](mailto:kmellem@cityofnovi.org).



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Kirsten Mellem, Planner



February 2, 2017

TO: Barbara McBeth- City Planner  
Sri Ravali Komaragiri- Plan Review Center  
Kirsten Mellem- Plan Review Center

**CITY COUNCIL**

**Mayor**  
Bob Gatt

**Mayor Pro Tem**  
Dave Staudt

Gwen Markham

Andrew Mutch

Wayne Wrobel

Laura Marie Casey

Brian Burke

**City Manager**  
Pete Auger

**Director of Public Safety  
Chief of Police**  
David E. Molloy

**Director of EMS/Fire Operations**  
Jeffery R. Johnson

**Assistant Chief of Police**  
Erick W. Zinser

**Assistant Chief of Police**  
Jerrold S. Hart

RE: Accessory Structure-Generator

PSP# 17-0009

**Project Description:**

Install a generator for business.

**Comments:**

**Meets Fire Department Standards.**

**Recommendation:**

**APPROVAL**

Sincerely,

Kevin S. Pierce-Fire Marshal  
City of Novi – Fire Dept.

cc: file

**Novi Public Safety Administration**  
45125 W. Ten Mile Road  
Novi, Michigan 48375  
248.348.7100  
248.347.0590 fax

cityofnovi.org



**APPLICATION FOR SITE PLAN  
AND LAND USE APPROVAL**  
 City of Novi Community Development Department  
 City of Novi Planning Division  
 45175 W. Ten Mile, Novi, MI 48375  
 248-347-0475; 248-735-5633 fax

- Site Plan Approval
- Special Land Use
- Rezoning
- PRO
- SDO
- Wetland Permit
- Woodland Permit

Kubica Corporation  
Project Name

Use Tab function to navigate form. Point and click cursor to check boxes.

Check all that apply

<b>APPLICANT</b>	PM Technologies Company		Scott Proux Primary Contact		Professional License Number, if applicable	
	29395 Wall St. Street Address		Suite	Wixom City	MI State	48393 Zip
	616 307 8099 Phone Number		248 347 6402 Fax Number		SPROUX@PMTTECH.ORG E-mail address	

<b>ARCHITECT</b>	Architectural Firm		Primary Architect		Professional License Number, if applicable	
	Street Address		Suite	City	State	Zip
	Phone Number		Fax Number		E-mail address	

<b>ENGINEER</b>	Engineering Firm		Primary Engineer		Professional License Number, if applicable	
	Street Address		Suite	City	State	Zip
	Phone Number		Fax Number		E-mail address	

<b>LANDSCAPE ARCHITECT</b>	Landscape Architectural Firm		Primary Architect		Professional License Number, if applicable	
	Street Address		Suite	City	State	Zip
	Phone Number		Fax Number		E-mail address	

<b>WETLAND</b>	Wetland Consulting Firm		Primary Consultant		Professional License Number, if applicable	
	Street Address		Suite	City	State	Zip
	Phone Number		Fax Number		E-mail address	

WOODLAND

Woodland Consulting Firm		Primary Consultant		Professional License Number, if applicable	
Street Address		Suite	City		State
Phone Number		Fax Number		E-mail address	

OWNER

Kubica Corporation Project Name		Kubica Corporation / Katherine Hall Legal Name of Ownership, with Primary Contact			
22575 Heslip Dr. Street Address		Suite	Novi City	MI State	48375 Zip
248 344 7750 Phone Number		Fax Number		KHall@KubicaCorp.com E-mail address	

PROJECT INFORMATION

22575 Heslip Dr. Property Address, if known		Not 9 mile North or South of which road?		East of Novi Rd. East or West of which road?	
Parcel Number(s) (Contact Assessing Dept. if unknown)		Section	1 story unit. / Putting in a generator Brief description of project (number of stories or units, etc.)		
Current Zoning	Proposed Zoning	Gross Site Acreage Size will be reviewed against Assessor's Records		Woodland Acreage	Wetland Acreage
1				If unknown, 2 acres will be used initially	
Number of units or lots	Building 1 sq. ft.	Building 2 sq. ft.	Building 3 sq. ft.	1 Number of Phases	
Installing Generator on property and need to know if side yard is ok? Space for additional information, if necessary					

WETLAND INFORMATION

**Wetland Information:** Please review City Ordinance Chapter 12 Article V, Wetlands and Watercourse Protection

Will any onsite or offsite wetlands be impacted by the project?  Yes  No  Not Sure

Will any onsite or offsite wetland buffers be impacted by the project?  Yes  No  Not Sure

Total acreage of wetland disturbance: \_\_\_\_\_ Acres Is an MDEQ Permit required?  Yes  No  Not Sure

Are you proposing any wetland mitigation?  Yes  No  Not Sure

Description of work, and amount of material to be added or removed from site, if known:

WOODLAND INFORMATION

**Woodland Information:** Please review City Ordinance Chapter 37, Woodlands Protection

Are there regulated woodlands or trees (36" dbh or greater) onsite?  Yes  No  Not Sure

Are there regulated woodlands or trees (36" dbh or greater) on adjacent site(s)?  Yes  No  Not Sure

If yes to either question above, describe trees and proposed impact:



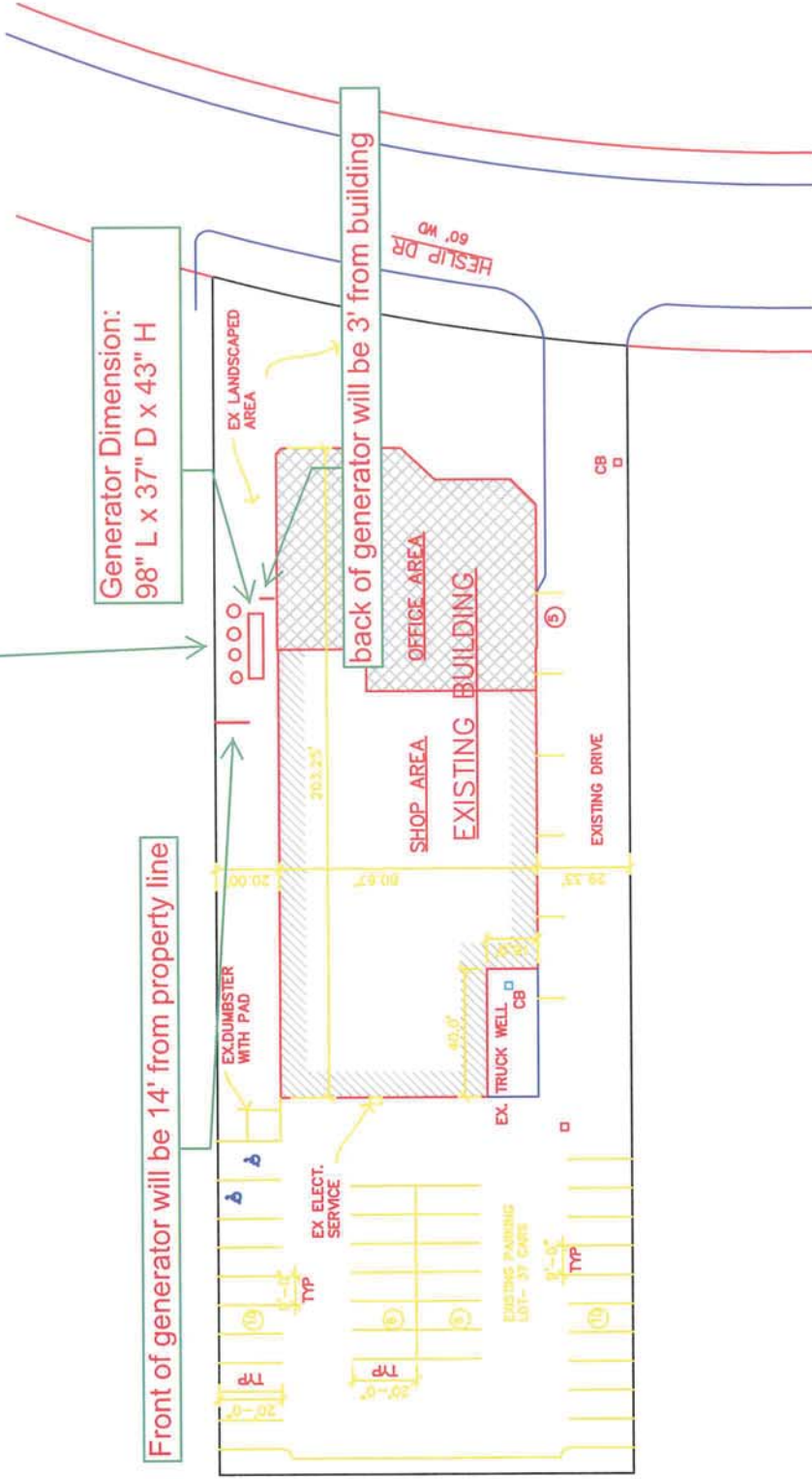
**Option #1 for Generator location - Approval**

Shrubs will be 9' from property line

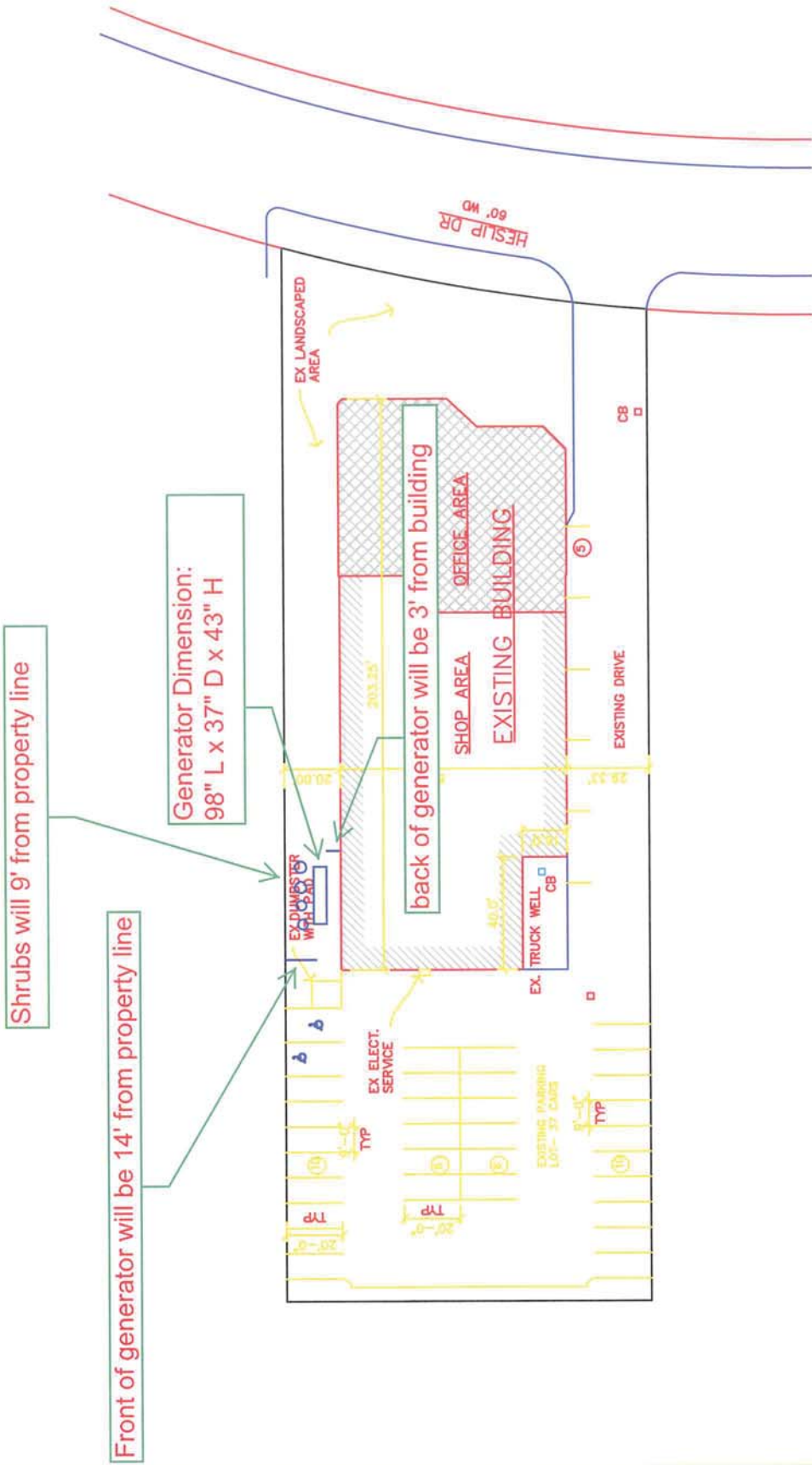
Generator Dimension:  
98" L x 37" D x 43" H

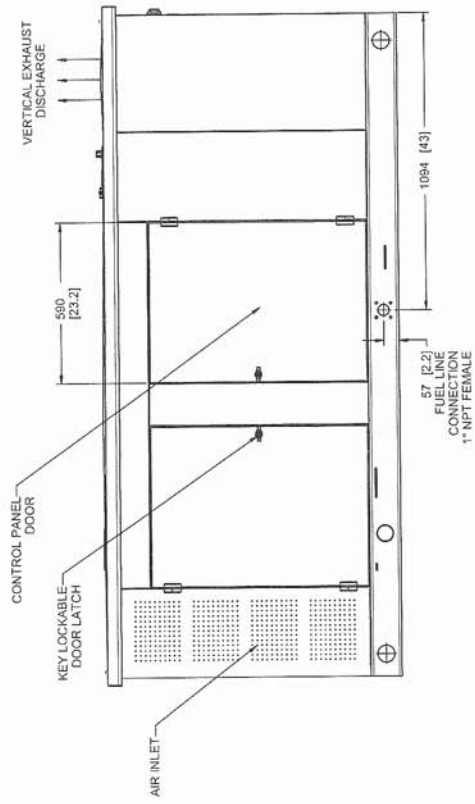
Front of generator will be 14' from property line

back of generator will be 3' from building

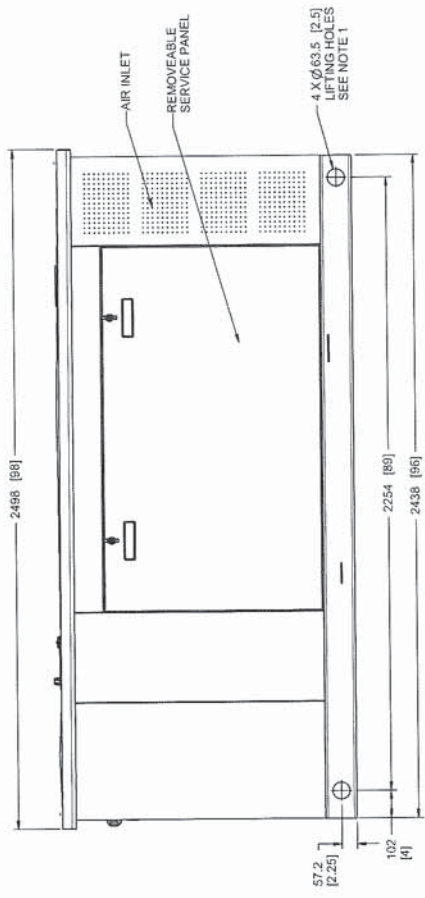


**Option #2 for Generator location - Approval**

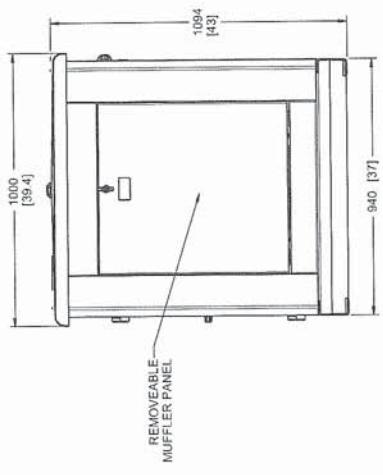




FRONT DOOR VIEW



SERVICE SIDE VIEW



RADIATOR END VIEW

MODEL SPECIFICATIONS:

PLATFORM - 60KW/55KW  
 FUEL TYPE - LP/NG

UNIT WEIGHT - 2020 lbs  
 PACKAGED WEIGHT - 2120 lbs  
 UNIT BASE DIMENSIONS - 37" WIDE X 43" HIGH X 96" LONG  
 UNIT ROOF DIMENSIONS - 39.4" WIDE X 43" HIGH X 98" LONG  
 SEE NOTE 2

FUEL REQUIREMENTS:  
 FUEL INLET PRESSURE - 7-11 in. H2O.  
 NO MORE THAN 0.5 in. H2O PRESSURE DROP ALLOWED NO LOAD TO FULL LOAD.

MINIMUM FUEL SUPPLY REQUIREMENTS:  
 LP VAPOR - 862500 BTU/Hr (345 SCFH)  
 NATURAL GAS - 788000 BTU/Hr (788 SCFH)

NOTES:

- 1) WHEN LIFTING, USE TWO 60" (1.5m) LENGTHS OF 2" NOMINAL MINIMUM SCHEDULE 40 STEEL PIPE SUPPLIED BY INSTALLER. INSERT PIPES THROUGH LIFTING HOLES.
- 2) ENCLOSURE ROOF IS WIDER THAN UNIT BASE. TO AVOID DAMAGE TO UNIT, LIFTING STRAPS CANNOT MAKE CONTACT WITH UNIT ROOF.
- 3) SEE SHEET 2 FOR STUB-UP LOCATION & PAD LAYOUT.
- 4) FOR ADDITIONAL INSTALLATION INFO, PLEASE REFER TO INSTALLATION MANUAL.

		AFTER 30 DAYS FOR PRODUCTION INFORMATION THIS DOCUMENT IS UNCONTROLLED SCALE: 1/8" = 1'-0" DATE: 01/20/2016 DRAWING NO: 60KW OUTLINE	
IRIGOS & SPATTON CORP. 80012366		TITLE: 60KW OUTLINE MATERIAL:	
SHEET NO. 1 OF 2		PROJECT NO. 80012366	
DRAWN BY: [blank] CHECKED BY: [blank]		APPROVED BY: [blank]	
COMPANY: IRIGOS & SPATTON CORP. CONTACT: 80012366		PROJECT: 80012366	







# STANDBY GENERATORS

## 60/62kW<sup>1</sup> COMMERCIAL STANDBY GENERATORS



### DURABLE BACKUP POWER FOR BUSINESSES

Help eliminate losses from power outages with a Briggs & Stratton® Commercial standby generator. Supported by a comprehensive commercial warranty, customers can be confident that when the power goes out, we will perform.

To learn more, visit [www.BRIGGSandSTRATTON.com](http://www.BRIGGSandSTRATTON.com)

#### FEATURES AND BENEFITS

##### **Comprehensive Commercial Warranty**

Briggs & Stratton offers a 4 year limited warranty\* that includes parts and labor for the duration of the warranty. It's one of the most comprehensive warranties in the commercial standby power industry.

##### **Durable GM Vortec™ Engine**

Found in industrial applications, premium-grade GM Vortec 1,800 RPM engines provide strong, reliable power without giving up quiet operation or durability.

##### **Custom Built Options**

A complete line of standby generators for commercial applications with multiple voltage, configuration and controller options are available.

##### **Corrosion-Resistant**

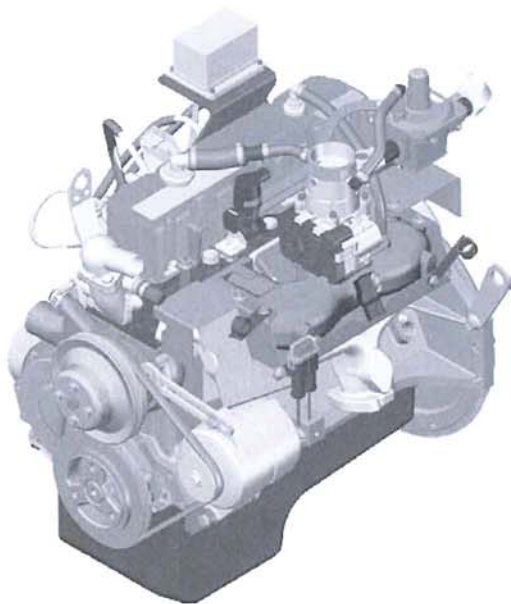
Durable enclosures are built to last protecting against extreme weather conditions and supported by the longest enclosure warranty in the industry.

## 60-62KW<sup>1</sup> SPECIFICATIONS

Alternator	Voltage	Phase	Hz	Power Factor	Config.	# Leads	LP Gas		Natural Gas		Breaker-Amps	Controller Options
							kW <sup>1</sup>	Amps	kW <sup>1</sup>	Amps		
60BSPP-0	120/240	1	60	1.0	-	4	60	250	55	229	300	Briggs & Stratton, IntelliLite
60TBSPP-2	120/208	3	60	0.8	Wye	12	62	215	55	191	225	IntelliNano, IntelliLite
60TBSPP-2	120/240	3	60	0.8	Delta	12	62	186	55	165	225	IntelliNano, IntelliLite
60TBSPP-2	240/416	3	60	0.8	Wye	12	62	108	55	95	125	IntelliNano, IntelliLite
60TBSPP-2	277/480	3	60	0.8	Wye	12	62	93	55	83	110	IntelliNano, IntelliLite
60TBSPP-1	347/600	3	60	0.8	-	4	62	75	55	66	90	IntelliNano, IntelliLite

### NON-STOP RELIABILITY

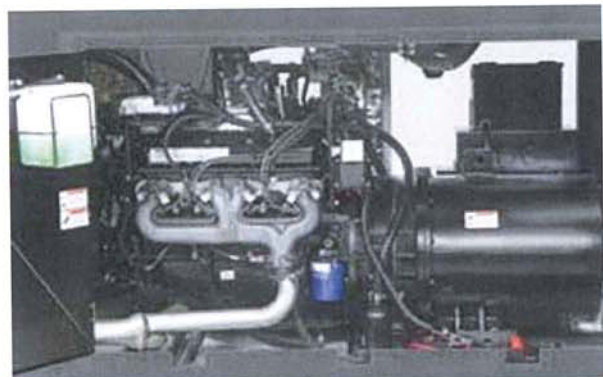
Experienced in powering critical industrial applications, this premium engine is a proven powerhouse. GM Vortec™ 1,800 RPM engines provide strong, reliable power without giving up quiet operation or durability.



### EASY TO SERVICE

Convenient internal swing open doors make it easier to service and provide immediate access to the entire engine. You no longer have to take apart the bolted together finger guards to access the engine saving you precious time and the hassle of disassembly.

No cost or hidden fees are associated with support software to service Briggs & Stratton® Standby Generators. Support software can be easily downloaded from the PowerPortal.



## ENGINE SPECIFICATIONS

Engine Model Number	GM Vortec 5.7L Industrial Powertrain
Engine Type	8 Cylinder, 4-Cycle
Displacement (ltr / cc)	5.7 / 5736
Nominal RPM	1800
Induction System	Naturally Aspirated
Air Filter Type	Dry
Governor Type	Electronic
Freq Reg NL to FL	Isochronous
Freq Reg Ready State	+/-0.5%

## ENGINE LUBRICATION SPECIFICATIONS

Lubrication Type	Full Pressure
Oil Pan Capacity (qts / ltr)	4.5 / 4.3
Oil Pan Capacity with Filter (qts / ltr)	5.0 / 4.7
Oil Filter Quantity / Type	1 / Cartridge
Recommended Oil	API GF-4 10W30

## ENGINE OUTPUT DERATINGS - STANDBY

Rated Temp	77°F / 25°C
Rated Altitude	Sea Level
Max Altitude	15,000 ft.
Temperature Derate	1% for each 10°F (5.6°C) above rated temp
Altitude Derate	3% / 1000 ft

## SOUND RATING AT 7 METERS

25% of Full Load (dBA)	67
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## ALTERNATOR SPECIFICATIONS

Type	4-pole, rotating field
Voltage Regulator	Solid state, Volts/Hz
Insulation (material)	Class H
Designed Temperature Rise Limit	125°C
Bearing (quantity / type)	1, Sealed
Voltage Reg NL to FL	+/-1.0%
Frequency compensation	8V/Hz voltage drop below 55 Hz

## ENGINE COOLING SYSTEM SPECIFICATIONS

Max Ambient Temp (°F / °C)	122 / 50
Engine Coolant Capacity (gal / ltr)	2.3 / 8.5
Engine + Radiator Coolant Capacity (gal / ltr)	6.0 / 22.7

## ENGINE ELECTRICAL SYSTEM SPECIFICATIONS

Charging Alternator (volts dc)	12
Recommended Battery (volts dc)	12
Recommended Battery (cca)	650
Quantity Needed	1

## ENGINE FUEL SYSTEM SPECIFICATIONS

Recommended Fuel LP min LHV (btu/ft <sup>3</sup> )	2260
NG min LHV (btu/ft <sup>3</sup> )	890
Fuel Supply Pressure in- H <sub>2</sub> O	7-11 (at full load)
Fuel Supply Line at Engine (inpt)	1"

## FUEL CONSUMPTION

LP Vapor			
Full load	Cu Ft/Hr	345	
	Gal/Hr (liquid)	9.0	
	BTU/Hr	862500	
Half load	Cu Ft/Hr	200	
	Gal/Hr (liquid)	5.2	
	BTU/Hr	500000	
Exercise	Cu Ft/Hr	83	
	Gal/Hr (liquid)	2.2	
	BTU/Hr	207500	
Natural Gas			
Full load	Cu Ft/Hr	788	
	BTU/Hr	788000	
Half load	Cu Ft/Hr	463	
	BTU/Hr	463000	
Exercise	Cu Ft/Hr	217	
	BTU/Hr	217000	

Fuel consumption may be greatly effected by elevation and the cycling of multiple loads. Fuel flow rates may vary depending on these and other factors.

Sound levels were measured on the control panel side of the generator. Sound level measurements at other locations around the generator may vary depending installation parameters.

## CONTROLLER OPTIONS



### Briggs & Stratton® Standard Controller

- User-friendly control panel for troubleshooting
- Conveniently monitors diagnostic conditions, displays system fault codes and sets weekly exercise cycle
- Easy-to-read alpha-numeric scrolling display
- Single-phase generator application only



### IntelliNano<sup>NT</sup> MRS Controller

- Cost effective controller that can be configured to application input, output and parameter requirements
- Large graphical display
- 3 phase sensing
- "Zero" power consumption mode
- Easy installation and user-friendly operation
- 10 event history log
- USB communication interface
- One common alarm output, Form C contact
- One 'ready to load' (running) output, Form C contact
- UL recognized



### IntelliLite<sup>NT</sup> MRS 19 Controller

- Integrated controller that fulfills requirements needed for MRS applications
- Remote control
- User configurable alarm outputs, 3 Form C contacts
- Complete gen-set monitoring and protection
- Powerful graphic display
- Easy troubleshooting with comprehensive history log
- Operator friendly analog gauge outputs (VDO, Datcon)
- Remote control and monitoring capabilities
- UL recognized

### IntelliLite Accessories (sold separately)

#### Remote Annunciator (6267)

- 15 programmable LEDs with configurable colors
- Customizable labels
- Local horn output
- Lamp test function
- UL certified

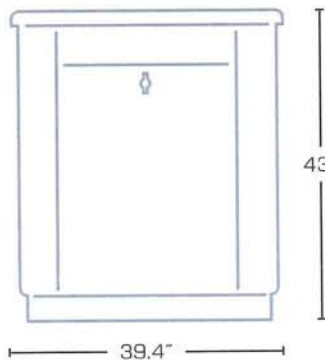
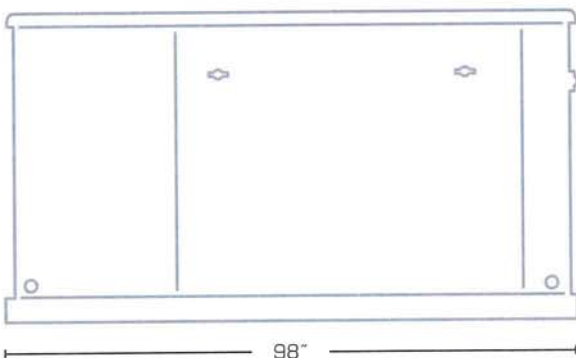
#### Remote Display (6266)

- Mimics primary controller
- Uses CAN communications

## WEIGHT AND DIMENSIONS

Weight - (lb / kg) 2120lb/962kg

Overall Dimensions 98" x 39.4" x 43"



Not for Prime Power or use where standby systems are legally required, for serious life safety or health hazards, or where lack of power hampers rescue or fire-fighting operations.

<sup>1</sup> This generator is rated in accordance with UL (Underwriters Laboratories) 2200 (stationary engine generator assemblies)

<sup>2</sup> Warranty details available at [briggsandstratton.com](http://briggsandstratton.com)

## WHY CHOOSE BRIGGS & STRATTON?

Briggs & Stratton offers a full line of automatic Commercial Standby Generators for critical business applications during a power outage.

### COMPREHENSIVE COMMERCIAL WARRANTY

Briggs & Stratton offers a limited 4 year warranty<sup>2</sup> that includes parts and labor for the duration of the warranty.

### TOTAL PACKAGE

Briggs & Stratton is your single source destination for all generator, transfer switch and accessory needs. By ordering from us, you save time, money and eliminate the hassle of dealing with additional suppliers.

### TRUSTED BRAND

Briggs & Stratton is a name that customers know and trust. Customers are confident that Briggs & Stratton products have the power to perform for many years.

### RELIABLE PRODUCTS

Field-driven design and extensive testing from prototype to production help ensure that customers are receiving one of the best standby generators available.

## SUPPORT EVERY STEP OF THE WAY

Need help? Just call 800-759-2744. Our technical support team is trained to answer questions on our generators, transfer switches and accessories.

READY TO PLACE AN ORDER? OUR TEAM IS READY TO HELP. CALL 1-87-RELY-ON-US.

### INCLUDED EXTRAS

- hour meter
- radiator fluid
- battery charger
- oil

### TRANSFER SWITCHES

#### BRIGGS & STRATTON® TRANSFER SWITCH

Get more power out of commercial standby generators with our Briggs & Stratton transfer switches. These transfer switches feature an Air Conditioning Control Module (ACCM) that manages the load of one or two air conditioners while keeping critical business applications powered.

Flexible, indoor or outdoor, transfer switch placement make it convenient to install. All of our weather-resistant transfer switches are NEMA 3R rated for maximum protection against dirt, rain, sleet and snow.

Briggs & Stratton transfer switches are designed to be used with generators equipped with Briggs & Stratton controllers only.

#### GE ZENITH TRANSFER SWITCHES

Advanced, high-speed switching for today's most critical loads, GE Zenith transfer switches are highly reliable for essential business applications. GE Zenith Transfer Switches are available in a variety of ampacities and configurations, and are used with generators equipped with IntelliNano or IntelliLite controllers.

Receive a 2 year limited warranty<sup>2</sup> when you purchase a GE Zenith Transfer Switch from Briggs & Stratton.

### AVAILABLE ACCESSORIES

- Maintenance Kit, 6168
- 45-60kW<sup>1</sup> Engine Block Heater Kit, 6242
- Basic Wireless Monitor, 6264  
(for use with Briggs & Stratton® Standard Controller only)
- infohub™ wireless monitoring, 6260  
(for use with Briggs & Stratton® Standard Controller only)

Briggs & Stratton Corp. reserves the right to make changes in specifications and features shown herein, or discontinue the product described at any time without notice or obligation.

**BRIGGS&STRATTON**  
CORPORATION

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