

Emergency Power Plan

Rule 58AER17-1

1. Assisted Living Facility
 - a. Rose Manor
 - b. 14180 Amero Ln, SpringHill, FL 34609
 - c. Kelly Morrell
 - d. 352-232-2522
2. All current areas.
3. HVAC, whole house.
4. Check thermostats every 2 hours or as needed.
5. 3126
6. 5 residents and 2 staff for a total of 8
7. Facility will maintain normal space
 - a. 8
 - b. Yes
8. On the west side of the home outside of the garage
9. Propane fuel
10. Generator is connected to the in ground tank so 400 gallons.
11. There is a 500 gallon tank which can be filled to 80%, 400 gallons.
12. The generator comes enclosed inside of a case that will protect it, the propane tank will be buried in ground and the transfer switch and other items are either enclosed in a case or inside of the garage.
13. Generator will be serviced on factory schedule provided by authorized service tech. HVAC is serviced yearly by authorized ac person and filters changed monthly.
14. Reports are not yet available; generator has not yet been installed.
15. Refuel will be done by the propane company and we are at top of priority as an assisted living facility. Fuel is sufficient for a 10 day run, minimum.
16. Staff will be trained in steps to take for generator use and who to report outages to. Since the unit is completely automatic there is little for staff to do. Unit will automatically report power outage by home link.
17. The HVAC is the same unit used daily and was installed to provide sufficient cooling for the space in use.
18. Currently waiting for the letter from installer on generator capacity. Verbal is a 22kw unit will power all necessary components and unnecessary items can be set to auto lock out at the time of utility failure.
19. See attached.
20. Waiting for delivery of generator. Until the time of deliver and install the facility will continue to use the current CEMP plan which has generators fueled by gasoline. The facility has applied for a variance to allow for additional time to install due to the hardship of obtaining generators in the state of Florida. We have no reason to think we will not be approved for the waiver.

Timeline: Dates not available

Nov 7th, site layout for propane tanks

Order tank delivery

Propane company to obtain permits

Propane tanks installed, inspected, filled

Generator delivered; hook up gas

Waiting on generator to be delivered:

Plans submitted for permitting

Generator delivered

Scheduled install of gas and electric

Installer will obtain permits

Installer will set up disconnect and reconnect as well as inspections



Rose Manor

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October 31, 2017


Petition for variance or waiver of rule 58AER17-1

Kelly Morrell/ Administrator
Serenity House Assisted Living
14355 Highgrove Road
Brooksville, FL 34609
352-232-2522 administrator phone
352-799-1378 Administrator fax
Kmorrell@yahoo.com

I am requesting a temporary waiver/variance for the above state rule. The reason of the request is that generators and workforce is scarce due to the volume of need in Florida. Generators are on backorder at this time of a month or longer, I have been trying to obtain a whole house generator since the Hurricane without success. I have contacted and received quotes from 3 companies that can perform the work but they too cannot get generators. The time for this rule is 60 days and there is no way to get all items in place before that deadline. We are unable to obtain a generator within the time frame as set by rule 58AER17-1. We are requesting a 180 day extension to the deadline of November 15, 2017 to get all the work completed. This will have everything installed and tested several times before our next hurricane season.

Currently the facility uses portable generators which are fueled with gasoline. These generators are serviced as needed and tested every month. Upon notice of a hurricane situation the facility has generator checked, fueled and in place. Back up fuel is stored in approved gas cans. The facility is evacuated as per county suggestion and the CEMP is carried out. This has been our plan of action for the past 7 years with no issues relating to an emergency including the latest with Irma.

Our plan is to install a whole house generator that will be hooked up using an automatic transfer switch. The generator being installed will power the normal HVAC unit which of course will more than maintain the 80 degree or less requirement as well as power lights, television, and cooking equipment. The generator is a propane generator and we are installing 500 gallon tanks which according to the generator company will fuel our generator at full load for more than 10 days. Our residents are our top priority and we put our plans into action well before a major storm comes along. We are continuing to move forward with our plans and as soon as the generator is shipped it will be installed. We are working on permitting now.

Sincerely,

Kelly Morr  ll