

Energy Storage Systems Installation for One- and Two-Family Dwellings ESS installations shall follow manufacturer's instructions and listings Including this Guidance document

ESS installation <20 KWh
ESS installation >20KWh
ESS listed and labeled in accordance with UL 9540 / NFPA 70
Individual battery storage units to be separated from each other by not less than 3 feet except allowed by the manufacture
ESS not installed in living areas, sleeping rooms, closets or spaces opened directly into sleeping rooms.

Installations in Attached Garage

ESS shall be installed in accordance with 780 CMR R302
Room or Space not finished – walls and ceiling of the room or space shall be protected by 5/8” Type X gypsum board
Room or Space finished – walls and ceiling shall be equivalent fire resistance construction rating of 5/8” Type X gypsum board
Installation of a Hardwired powered, interconnected listed Heat Alarm and be connected to the dwelling alarm system

Installations in Basements not used for living or sleeping purposes

ESS installation shall be in a utility closet or
ESS installation shall be in storage closet or
ESS installation shall be in a storage space within the basement
Basement Space or utility closet not finished – walls and ceiling of the room or space shall be protected by 5/8” Type X gypsum board
Alternative design – ESS installed outside a utility closet a similar noncombustible or minimal fire resistance rated construction provision could be applied accepted by the Building Official 780 CMR M1306.1
Combustible construction shall be protected by 5/8” Type X gypsum board but not <24” extending to the side and above the unit (including the ceiling).
Room or Space finished – walls and ceiling of the room or space shall be equivalent fire resistance construction rating of 5/8” Type X gypsum board
Installation of a hardwired powered smoke alarm shall be installed in the immediate vicinity of the ESS and interconnected with the smoke alarms installed throughout the dwelling. 780 CMR R314
ESS that produce hydrogen or other flammable gases during charging are to be provided with mechanical ventilation
A label shall be required on the installed system with contact information for maintenance / service providers

Outdoors on exterior walls, or on the ground located a minimum of 3' from doors and windows

ESS must be mounted on non-combustible construction (similar to electrical panels)
ESS installed within an enclosure that shares a wall with the dwelling unit, heat detection should be provided and be interconnected with the dwelling unit smoke alarms
ESS installations subject to vehicle damage shall be protected by approved barriers

Other Information

Individual ESS units shall not exceed a maximum rating of 20 KWh. The aggregate rating of the ESS shall not exceed:

- 40 KWh within enclosed utility closets or storage spaces
- 80 KWh in attached or detached garages, or detached accessory structures
- 80 KWh in outdoor / exterior wall installations

An ESS installation exceeding the permitted individual or aggregate ratings shall be installed in accordance with 527 CMR 1.00 Chapter 52 and 780 CMR

Inverters shall be *listed* and *labeled* in accordance with UL 1741 or provided as part of the UL 9540 listing. Systems connected to the utility grid shall use inverters listed for utility interaction.

Reference Standards

780 CMR State Building Code and Residential Code
527 CMR 1.00 Chapter 52
2020 NFPA 855
NFPA 70

TOWN OF WESTON

Fire Department

394 Boston Post Road
Weston, MA 02493-1512
(781) 786-6101

SOLAR/Energy Storage System PLAN REVIEW APPLICATION

Brief Description of work _____

Property Information

Location: _____

Owner: _____

Address: _____

Telephone: _____ Cell: _____

Contractor Information

Builder: _____

Address: _____

Telephone: _____ Cell: _____

Alarm Installer: _____

Telephone: _____ Cell: _____

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Office Use Only

Plan Review Approval #: _____

To Building Inspector: _____

Plans Submitted: _____

Fee Paid: _____

October 2022