

BATTERY ENERGY STORAGE SYSTEMS (BESS)

Due to the potential for an uncontrollable fire related to Battery Energy Storage Systems, the following elements are required for installation of such systems within or outside of a structure within the City of Yorkville IL:

1. Location – Battery energy storage systems shall be located either outside of the residential structure or within the garage area. These systems shall not be located within the living area or basement of the home.
2. Emergency Egress – Battery energy storage systems shall not be located within an egress route and shall not interfere with the safe evacuation of the residents from the structure.
3. Wall Mounting – Battery energy storage systems may be wall mounted in the garage on the exterior walls only, and only IF the walls are constructed of a minimum of 2x6 framing materials.
4. Floor mounted – Battery energy storage systems may be mounted on the floors of garages.
5. Location in garage – Whether mounted on a wall or on the floor, the batteries may not be located within 10 ft. of any egress door or path to allow for safe egress from the structure.
6. Fire rating – Walls and ceilings surrounding the batteries shall have a 2-hour fire rating for all areas above and within 4ft of the dimensions of the batteries. This rating is achieved by two layers of 5/8" Type X drywall with staggered seams. All seams must be fire taped and sealed. The ceiling above the battery must maintain this fire rating for 4' on each side of the battery.
7. Heat detection – In garage installations a means of heat detection will be provided and shall be interconnected with the home smoke alarm system for emergency notification of the occupants.
8. Required Signage – Approved signage shall be provided on doors or in locations near entrances to battery storage areas that shall notify First Responders of the existence of energy battery systems, energized electrical circuits, and the location of the battery storage disconnecting means if it is not within sight of the main service disconnecting means.
9. Vehicle Impact Protection- Where battery storage systems are subject to impact by a motor vehicle, vehicle impact protection shall be provided in accordance with the provisions of IFC 312 or other approved means.

These requirements are not to be considered all-inclusive and are dependent upon the design and location of the energy storage system. This document shall be considered a living document and shall be amended as technology and/or regulatory changes occur.