



## Residential Building Requirements for Residential Back Up Power Generators

NO BUILDING OR OTHER STRUCTURE SHALL BE ERECTED, MOVED, ADDED TO OR STRUCTURALLY ALTERED WITHOUT A PERMIT ISSUED BY THE BUILDING OFFICIAL.

IT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER TO ENSURE COMPLIANCE WITH ALL DEED RESTRICTIONS AND HOME OWNER'S ASSOCIATION REQUIREMENTS. **PLANS MUST BE SIGNED AND APPROVED BY HOA BEFORE SUBMISSION.**

### THE FOLLOWING ITEMS MUST BE SUBMITTED IN **DUPLICATE**:

**PERMIT APPLICATION**

- General permit showing the total value of the project & Location of the generator;
- Plumbing permit for the gas line
- Electrical permit for the electrical installation

Recent Elevation Certificate

The City **recommends** that back-up residential generators be installed in accordance with the following guidelines:

- A. The National Fire Protection Association NFPA Sections [37](#) (combustible engines) and [110](#) (emergency power systems) standards, and the National Electric Code [Section 708](#) (critical operations power systems) provide guidelines for safe installation of backup generators.

The NFPA and NEC require generator installers to do the following:

- Use flood data in design, construction, and siting;
- Place equipment above the 100-year rated floodplain mark;
- Design and construct structures to withstand anticipated flood loads;
- Use flood damage-resistant materials below high water line; and
- Mount unit no less than 2 feet above ground or above the point identified as the highest water level.

NOTE: NFPA 110 states that for natural conditions, Emergency Power Supply System (EPSS) design should consider the “100-year storm” flooding level or the flooding level predicted by the sea, lake, and overland surges from hurricanes. This means locating the generator in an area that mitigates flooding potential, such as on the roof or on a raised platform to situate it above the flood plain.

- B. The manufacturers of generators provide guidelines for installation. For example, Generac provides the following recommendations:

- Special considerations should be given when installing the unit where local conditions include flooding, tornados, hurricanes, earthquakes and unstable ground for the flexibility and strength of piping and their connections.
- The installation of the generator must comply strictly with NFPA 37, NFPA 54, NFPA 58, and NFPA 70 standards.
- Install the generator on high ground where water levels will not rise and endanger it.
- Generators are not warranted if installed incorrectly.

All minimum State Codes and City Ordinances must be met.

The City **recommends** that homeowner follow the above recommendations and the applicable guidelines provided by the manufacturer of the back-up residential power generator for the installation or replacement of any residential backup power generator.

The City will permit the installation of a backup residential generator by a state-licensed electrician at or above the first livable floor elevation of the home that it is intended to provide backup power.

### **PERMIT APPLICATIONS**

IT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER TO ENSURE COMPLIANCE WITH ALL DEED RESTRICTIONS AND HOME OWNER'S ASSOCIATION REQUIREMENTS.

- The general contractor is responsible for assuring all subcontractors permits are pulled.
- Permit applications must be approved and permits issued **before** any work is started.
- Permits applications will not be approved if contractor is not registered with the city.
- Permits will not be issued if applications are not completed properly.

### **LICENSE REQUIREMENTS**

- Electricians, Plumbers and HVAC Contractors must provide a copy of their State License to the City of Taylor Lake Village.
- General, Plumbing, Electrical and HVAC Contractors must provide proof of general liability insurance showing a minimum coverage of \$300,000 and listing The City of Taylor Lake Village as the certificate holder.

### **PERMIT APPROVAL**

Please allow approximately ten (10) business days for plan review and permit approval. However, the length of time is affected by the completeness of the plan review package. The building official will review received plans within seven (7) days and will submit a letter listing all ordinance and code violations and/or missing documents. When all corrected documents listed are received in city hall, the final review will occur within seven (7) days. If a citizen feels the determination of the building official is an error he/she has a right to appeal to the Board of Adjustment.

### **INSPECTION REQUIREMENTS**

INSPECTIONS MUST BE SCHEDULED 24 HOURS IN ADVANCE.

Property Address: \_\_\_\_\_.

Property Owner: \_\_\_\_\_.

Signature of Owner: \_\_\_\_\_.