



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 HOMEOWNER'S ASSOCIATION REQUIREMENTS. **PLANS MUST BE SIGNED AND APPROVED BY THE HOA BEFORE SUBMISSION.**

THE FOLLOWING ITEMS MUST BE SUBMITTED:

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 (excluding X-zone)

- 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 the 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.

INSPECTIONS MUST BE SCHEDULED 24 HOURS IN ADVANCE.

GENERAL INSPECTIONS:
○ PRE-POUR
○ GENERAL
○ FINAL

ELECTRICAL INSPECTIONS:
○ COVER
○ FINAL

PLUMBING INSPECTIONS:
○ GAS TEST
○ FINAL

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.

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.

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.

Property Address: _____.

Property Owner: _____.

Signature of Owner: _____.

City of Taylor Lake Village
500 Kirby Blvd. Taylor Lake Village, Texas 77586
Phone: 281-326-2843 Fax: 281-326-5456
www.taylorlakevillage.us

BUILDING PERMIT APPLICATION

Permit # _____

Job Address: _____ Contractor: _____

Home Owner: _____ Address: _____

Address: _____ City, State, Zip: _____

EMAIL: _____ Phone: _____

Phone: _____ EMAIL: _____

Use of Building/Type of Work (Please circle):

GENERAL ELECTRIC MECHANICAL PLUMBING *ALL OTHER

Description/Scope of Work: _____ Valuation of Work: \$ _____

By obtaining and paying for the permit the Contractor and Homeowner do hereby declare that all the information contained within this application/Permit is true and correct to the best of their knowledge, and will be installed in conformance with existing regulations as adopted by the City of Taylor Lake Village.

All permit applications requiring HOA approval and Plans must be reviewed and approved by the Building Official.

(ADDED INSPECTIONS WILL REQUIRE ADDITIONAL FEES.)

**Permits for projects that have not had an inspection
within 180 days shall be considered abandoned.

A new permit MUST be issued before any work may be continue or started

No work shall start prior to permit being issued or you will be subjected to additional fees. The building official may revoke this permit upon determination the work for which the permit was issued is in violation or not in conformity with the provisions of the codes, or city ordinances, or in case there has been any false statement or misrepresentation to the application/plan material facts on which the permit or approval was based.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction. Copies of all relating local ordinances may be acquired from the City.

Issuance of a permit does not imply that developments within or outside the identified areas of special flood hazard will be free from flooding or flood damage.

Applicant Signature

Date

Print Name

Company Name

City of Taylor Lake Village
500 Kirby Blvd. Taylor Lake Village, Texas 77586
Phone: 281-326-2843 Fax: 281-326-5456
www.taylorlakevillage.us

CONTRACTOR REGISTRATION:

In order to complete Registration you will need to submit the following:

1. Certificate of Insurance (City has to be the certificate holder).
2. Copy of the Master's License and Driver's license if company is an Electrical, Mechanical or Plumbing contractor.
3. Pay \$50 yearly registration (General & Mechanical)

Email documents to bldg@tlv-tx.us

Permits needing Building Inspector approval must be submitted in person during business hours. Please make sure all HOA approvals are with the permit application before submittal.

FOR USE BY FLOODPLAIN ADMINISTRATOR

Is the property located in an identified flood hazard area? Yes No
Is the property located in the floodway? Yes No
FIRM Zone Designation is: _____ FIRM Panel No. _____ Dated _____
Base Flood Elevation at the site is _____ft NGVD (MSL) or is unavailable _____
Is additional information required (including Letter of Map Change)? Yes No
Ensure that applicant is receiving the necessary federal, state, or local permits. Yes No

Floodplain Administrator _____

Date: _____