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Building Official  
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MEMORANDUM

Department of Building and Planning

DATE: June 8, 2020  
TO: Property Owners, Permit Applicants and Contractors  
FROM: Leo Llanos, P.E., Building Official  
RE: **GENERATOR – PERMIT APPLICATION REQUIREMENTS**

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Please be advised that permit applications for generators will require the following to be submitted at time of request for permit: (Permit Clerks will not accept incomplete applications)

- I. Fully executed Electrical Permit Application
- II. Fully executed Gas (plumbing) Permit Application (not required for diesel or gasoline engines)
- III. DERM approval required for diesel and gasoline generators (See Generator-DERM Requirements form)
- IV. Two sets of plans, each set to include:
  - A. Signed and sealed survey plus two photocopies of survey (one for each set of plans). Survey must show location of existing septic tank and drainfield, or alternatively, a septic tank contractor may provide a signed plan showing this information.
  - B. Electrical riser diagram signed and sealed by licensed electrical contractor. Generator shall be sized for the load served when using an automatic transfer switch.
  - C. Gas lines isometric with plan view of tank location and clearances to existing house and other mechanical equipment per NFPA 58.
  - D. Location of generator on site plan with setback dimensions shown to property line and to house or other equipment. Also locate septic tank & drainfield on the site plan.
  - E. Setbacks – In all districts, pads for permanently installed generators shall be located or installed no less than five feet from any property line and shall otherwise be installed in accordance with the manufacturer's recommendations. Provided, however, the

exhaust outlet of a generator shall be located no less than 10 feet from any part of any "packaged" air conditioning unit, any operable doors, windows, vent outlets, or other openings. In no event shall a generator or above ground fuel tank be placed forward to the front or corner side building line.

- F. Fuel Tanks – All fuel tanks shall be located no less than five feet from any property line and be in compliance with NFPA Codes.
- G. Show minimum 4" concrete slab with reinforcing mesh as a minimum with 6" x 6" – 10/10 welded wire fabric. *The Electrical Inspector will make the slab inspection.*
- H. Vertical Elevation – When a permanently installed generator is located within an "AE" flood zone, the top elevation of the pad shall not be lower than the FEMA base flood elevation plus one foot.
- I. Generator must be anchored to the concrete slab with minimum of 4-1/2" diameter x 4" hot dipped or stainless steel expansion bolts (show on plan).
- J. Show C.O. (carbon monoxide) detector location in house.
- K. Provide Manufacturer's listed installation instructions and/or operating manual. The noise level expressed in decibels (dBa) at exercise loads must be provided. In all EU Zoning Districts, generally, the maximum permitted sound pressure level is 65 dBa, however, a higher noise level may be permitted if greater setbacks from adjacent properties are provided. This is a calculable measure which will be determined by the Planning Division.
- L. Generators shall be required to be U.L. listed. Permit holders will be responsible for compliance with the 2017 Florida Building Code and the Manufacturer's listed instructions for installation.
- M. Ground the generator in accordance with the 2017 Florida Building Code and the National Electrical Code.
- N. Use only heavy-duty outdoor rated extension cords with three prongs for plugging appliances directly to the generator.
- O. Store fuel outside of living areas.
- P. Screening – Generators and above-ground fuel tanks must be screened from public view by landscaping or other acceptable material. Landscaping material must be of sufficient height and density at the time of planting to provide reasonably adequate screening.

- Q. Testing – The testing of a permanently installed generator shall be limited to once per week for a period of no more than 30 minutes between 8:00 a.m. and 6:00 p.m., Monday through Saturday.
- R. Sign:
- a. A permanent sign shall be placed at the electrical service entrance equipment that indicates the location of on-site optional standby power sources.
  - b. A permanent sign shall be placed at the transfer switch location indicating the sequence of operation to start the generator and transfer the electrical loads.
- S. Underground LPG Tanks shall require an evaluation of hydrostatic uplift for flood conditions. A concrete slab with “corrosion resistant” hold down straps shall be specified by cross section drawing at time of permit. *The Plumbing Inspector will make the slab inspection for underground tanks.*
- T. The installation of permanently placed emergency generators shall be in compliance with all applicable manufacturers specifications and recommendations and the requirements of the 2017 Florida Building Code.