

TOWN OF GOLDEN BEACH

CHECKLIST FOR PERMANENT INSTALLATION OF GENERATORS

This permitting checklist is for the permanent installation of stand-alone generators to be utilized to power residential structures during power outages. Permanent generators installed at the Town of Golden Beach may be propane, natural gas or diesel fuel. This checklist outlines requirements to be submitted at the time of permit application for permanent stand-alone generator installations.

General requirements

- Completed permit application with the notarized signatures of the property owner and qualifying agent.
- Signed, sealed and dated plans shall be prepared by a design professional. Provide site plan indicating location of proposed generator and any associated permanent fuel tank(s) with the distances to existing buildings, and to property lines. Show that generator exhaust is at least ten feet from any door or window opening of any habitable room.
- Alternately, electrical plans may be prepared by a licensed electrical contractor for service installations not to exceed 600 amps. All required site information must be submitted in mechanical or CADD produced scaled drawings.
- A general contractor shall be provided as single source provider of permit applications and job coordination. Required permits include electrical, mechanical, gas for natural gas and LPG connections, and building permit for structural slab installation. When a general contractor is not used, then a trade master permit is required as prime contractor responsible for job coordination.

Electrical

- Location of electrical panel, meter and transfer switch on site plan. Provide electrical line diagram, permanent signage, panel schedules, load calculations, and as-built load calculation.
- Gas pipe bonding per National Electrical Code (NEC) 250.104(B)
- Connection between the generator frame and ground rod
- Generator specifications. Connected load, size of conduit, conductors, over current protection devices and switches. Generator one-line diagram and transfer switch specifications
- Identify transfer switching as designed either and or; automatic, manual, service rated.

Mechanical

- Location of the generator exhaust with respect to exterior wall openings in the building. The generator exhaust shall be located 10 feet away from wall openings such as windows, doors, exhaust fans, appliance vents, etc. in accordance with the requirements of the Florida Residential Code, section R1602.2 or for commercial generators see the Florida Mechanical Code, section M401.5.1.
- Generators must comply with municipal noise ordinance and allowed decibel rating. (pending ordinance adoption)
- Installation must comply with manufacturer's recommendations for service and maintenance clearances.

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Specific Residential Requirements

- Only UST systems for fuel greater than 300 gallons are required to have double wall construction, overfill prevention, overspill protection, tank interstitial monitoring, continuous automatic leak detection, anchoring, monitoring well network, protection from corrosion, etc. The components of the system must be on the approved state list.
- A Pollutant System Specialty Contractor (PSSC) is only needed to sign and date plans for installation of underground fuel tanks greater than 300 gallons and/or any underground fuel piping.
- The required lowest floor elevation for residential is the Base Flood Elevation.

Plumbing/Gas (for propane and natural gas)

- When the source of fuel is natural gas, location of natural gas meter on site plan.
- When the source of fuel is propane gas, the location of containers shall comply with the minimum separation distances to other containers, buildings, property lines and sources of ignition established by Tables 6.3.1, 6.4.2, 6.4.5.8 and sections 6.3.2 through 6.3.12 of National Fire Protection Association (NFPA) 58.
- Location of water, sewer, well, and interceptors on site plan
- Gas piping diagram shall include the following information:
 1. Isometric of piping layout.
 2. Longest run of gas pipe (from source to farthest outlet).
 3. Pipe sizes(s).
 4. Appliance(s) BTU output.
 5. Type of materials used-gas table used from minimum sizing

Structural (Generator Pads)

- Nature of soil and allowable soil bearing capacity. As per Florida Building Code (FBC) Generator pad size, thickness and reinforcement
- Generator anchoring detail
- Polyethylene sheets as vapor barrier beneath ground floor slab for 2" concrete cover. As per Florida Building Code
- For generators with a precast concrete pad may be installed per manufacturer's specification sheet, by electrical contractor. For generators with cast in place concrete pad or piling installation must be part of the General Contractor's scope of work.

Zoning Requirements

- Effective until a specific zoning ordinance is adopted. Generators shall be treated as an accessory use. Placement of generators shall be ranked from most desired location commencing with roof or elevated terrace placement, followed by the front yard, then the rear yard, with side yards as the least desirable in residential districts and shall meet the following setbacks:

Setbacks. The following setback requirements shall apply when placing a Permanent Electric Standby Generator in the following locations:

(1) *Front yard.* When located in the front yard, a Permanent Electric Standby Generator shall be set back a minimum of 20 feet from the public right-of-way and five feet from the adjacent Side Property Line.

(2) *Side yard.* When located in a side yard, a Permanent Electric Standby Generator shall be located within five feet of the principal building.

(3) *Rear yard.* When located in a rear yard, a Permanent Electric Standby Generator shall be located within five feet of the rear of the principal building and set back a minimum of ten feet from the adjacent Side Property Line.

Note: All generator installations in Zone 1, 2 and 3 shall be completely screened from view by a wall and suitable plant hedge material.

Department of Environmental Resource Management (DERM)

DERM plan review and approval is required for all Underground Storage Tanks (USTs).

GENERAL REQUIREMENTS:

- New UST systems for fuel are required to have double wall construction, overfill prevention, overspill protection, tank interstitial monitoring, continuous automatic leak detection, anchoring, monitoring well network, protection from corrosion, etc. The components of the system must be on the approved state list.
- Generator and fuel supply (excluding gas powered systems) shall be located a minimum of 100 feet from any potable water supply wells.
- Plans must provide a title block to be signed, sealed and dated by a Professional Engineer registered in the State of Florida, and a title block to be signed and dated by a Pollutant System Specialty Contractor (PSSC).
- Additionally, plans must show:
 - A location map, site plan, and/or floor plan showing locations water supply and wastewater systems.
 - Size, design (double walled vs. single walled), material of construction and location (underground vs. above ground) of the fuel tank and type of fuel to power the generator.
 - Fuel piping layout in plan and profile (cross section showing piping running underground or above ground) of the entire piping running, showing all STP, fuel pumps, piping sumps, piping design (i.e. double walled vs. single walled), material, support and slope of the piping.
 - Compliance monitoring well (MW) network and MW detail(s).
 - Fuel tank pad and anchoring details or anti-buoyancy calculations.
 - All Electrical/mechanical equipment (including the generator, remote fill ports, top of tank, etc.) must be above the Base Flood Elevation and/or the required lowest floor elevation. Any system with a portion below the required elevations must show that it is resistant to floodwaters, hydrostatic, hydrodynamic, and buoyancy forces.