

# 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 Contactor'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.

**TOWN OF GOLDEN BEACH, FLORIDA**

**ORDINANCE NO. 523.07**

**AN ORDINANCE OF THE TOWN OF GOLDEN BEACH, FLORIDA, AMENDING SECTION 66-1 "DEFINITIONS," OF CHAPTER 66 "ZONING," TO PROVIDE A DEFINITION FOR A PERMANENT ELECTRIC STANDBY GENERATOR AND SOUND LEVEL METER; CREATING SECTION 66-92 "PERMANENT ELECTRIC STANDBY GENERATORS;" PROVIDING REGULATIONS FOR PERMANENT ELECTRIC STANDBY GENERATORS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, recently, the use of permanent electric standby generators within the Town of Golden Beach (the "Town") has become more prevalent due to power outages caused by hurricanes; and

**WHEREAS**, when in operation, such generators may have negative secondary effects such as, excessive noise and fumes; and

**WHEREAS**, it is the intent of the Town Council to permit permanent electric standby generators, subject to certain restrictions, which are necessary to minimize the negative secondary effects associated with the operation of such generators; and

**WHEREAS**, the Town Council finds this Ordinance to be in the best interest and welfare of the Town.

**NOW THEREFORE, BE IT ORDAINED BY THE TOWN OF GOLDEN BEACH, FLORIDA, AS FOLLOWS:**<sup>1</sup>

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<sup>1/</sup> Proposed additions to existing Town Code text are indicated by underline; proposed deletions from existing Town Code text are indicated by ~~strikethrough~~. Highlighted text indicates proposed amendments made between first and second reading.

**Section 1. Recitals Adopted.** That each of the above recitals is hereby adopted

and confirmed.

**Section 2. Amendment to Section 66-1 of the Town Code of Ordinances.**

Section 66-1 "Definitions" of Chapter 66 "Zoning" is hereby amended to read as follows:

**ARTICLE I. IN GENERAL**

**Sec. 66-1. Definitions.**

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

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Permanent Electric Standby Generator means any stationary electric generator powered by an internal combustion engine which operates as a mechanical or electrical power source to provide power internal to a facility only when the primary power source for that facility has been rendered inoperable.

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Sound Level Meter means an instrument which includes a microphone, amplifier, RMS detector, integrator or time averager, output meter and A-Weighted sound level network with fast and slow integrating time constants, used to measure sound pressure levels. The sound level meter should be capable of measuring the A-Weighted equivalent sound level (Leq) and maximum sound levels, and shall have data logging capabilities. The meter shall be a Type 1 sound level meter as defined by ANSI Standard S1.4-1983 (R2001), Specifications for Sound Level Meters.

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**Section 3. Creating Section 66-92 of the Town Code of Ordinances.**

Section 66-92 "Permanent Electric Standby Generators" is hereby created to read as follows:

**DIVISION 1. GENERALLY**

**Sec. 66-92. Permanent Electric Standby Generators.**

1. Permitted Zoning Districts. Permanent Electric Standby Generators shall be permitted to be located in all residential zoning districts, subject to the regulations set forth in this section.
2. Location. The hierarchy of the location, from most to least preferred, shall be as follows:
  - a. Roof and terrace top;
  - b. Front yards;
  - c. Rear yards; and
  - d. Side yards.
3. Setbacks. The following setback requirements shall apply when placing a Permanent Electric Standby Generator in the following locations:
  - a. Front yard. When located in the front yard, a Permanent Electric Standby Generator shall be setback a minimum of twenty (20) feet from the public right of way and five (5) feet from the adjacent side property line.
  - b. Side yard. When located in a side yard, a Permanent Electric Standby Generator shall be located within five (5) feet of the principal building.

- c. Rear yard. When located in a rear yard, a Permanent Electric Standby Generator shall be located within five (5) feet of the rear of the principal building and setback a minimum of ten (10) feet from the adjacent side property line.
4. Visual Screening. All Permanent Electric Standby Generators shall be completely screened on all sides by the use of walls, fences, landscaping, or other material approved by the Town Building Official.
5. Sound. A Permanent Electric Standby Generator shall not emanate noise greater than 100 decibels as measured from the nearest adjacent property line with a calibrated Sound Level Meter.
6. Fuel Source. The fuel source for all Permanent Electric Standby Generators shall be limited to natural or propane gas.

a. Natural gas.

If natural gas is used as the fuel source for the Permanent Electric Standby Generator, the natural gas shall be provided through an underground line connected to a supply at or within the public right-of-way.

b. Propane gas.

Propane gas shall be stored in propane gas storage tank(s). Propane gas storage tank(s) shall be limited to 500 gallons or less if placed above ground and 1,000 gallons or less if buried underground. Such tank(s) shall be installed in accordance with NFPA 58, as amended. When located in the front yard, propane gas storage tank(s) shall only be permitted to be located below ground. When located above ground in the

rear or side yard, such tank(s) shall be installed on structural slabs with the necessary wind uplift connections, screened from view in accordance with subsection 4 above, and located a minimum of five (5) feet from the adjacent side property line.

**Section 4. Severability.** That if any section, clause, sentence, or phrase of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, the holding shall not affect the validity of the remaining portions of this Ordinance.

**Section 5. Inclusion in the Code.** That the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the Town of Golden Beach, Florida; that the sections of this Ordinance may be renumbered or re-lettered to accomplish such intentions; and that the word "Ordinance" shall be changed to "Section" or other appropriate word.

**Section 6. Conflict.** That all ordinances or resolutions or parts of ordinances or resolutions in conflict with this Ordinance are hereby repealed to the extent of such conflict.

**Section 7. Effective Date.** That this Ordinance shall become effective immediately upon adoption on second reading.

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**Sponsored by** Town Administration.

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The Motion to adopt the foregoing Ordinance was offered by Councilmember Lusskin, seconded by Councilmember Rojas, and on roll call the following vote ensued:

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Mayor Singer	<u>Aye</u>
Vice Mayor Bernstein	<u>Aye</u>



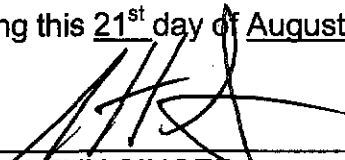
Councilmember Einstein      Aye  
Councilmember Rojas        Aye  
Councilmember Lusskin      Aye

**PASSED AND ADOPTED** on first reading this 17<sup>th</sup> day of July, 2007.

The Motion to adopt the foregoing Ordinance was offered by Councilmember Rojas, seconded by Councilmember Lusskin and on roll call the following vote ensued:

Mayor Singer                    Aye  
Vice Mayor Bernstein        Aye  
Councilmember Einstein      Aye  
Councilmember Rojas        Aye  
Councilmember Lusskin      Aye

**PASSED AND ADOPTED** on second reading this 21<sup>st</sup> day of August, 2007.

  
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MAYOR GLENN SINGER

ATTEST:

  
\_\_\_\_\_  
ELIZABETH SEWELL  
TOWN CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

  
\_\_\_\_\_  
STEPHEN J. HELFMAN  
TOWN ATTORNEY