

CITY OF KEY WEST

CHECKLIST FOR PERMANENT INSTALLATION OF GENERATORS

This permitting checklist is for the permanent installation of stand-alone generators to be utilized to power residential or commercial structures during power outages. The generators typically use gasoline, liquid petroleum, natural gas or diesel fuel. This checklist outlines requirements to be submitted at the time of permit application for properties located within the city limits of Key West.

General requirements

- **Completed permit application with the notarized signatures of the property owner and qualifying agent.**
- **Signed, sealed and dated plans prepared by design professional. The electrical plans maybe prepared by a licensed contractor. The electrical qualifler's notarized signature must appear on all electrical pages.**
- **Site plan indicating location of proposed generator and any associated permanent fuel tank(s) with the distances to existing buildings, and to property lines.**

Building Department Requirements

Electrical

- **Location of electrical panel and transfer switch on site plan.**
- **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.**
- **Identify transfer switching as 'not separately derived'.**

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.**

Plumbing/Gas (for propane and natural gas)

- **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)

- **Generator pad size, thickness and reinforcement**
- **Generator anchoring detail**
- **Polyethylene sheets as vapor barrier beneath ground floor slab for 2" concrete cover. FBC Section 1820.4**

SetBacks

- **Effective June 19th, 2006, permanent generators fueled by propane gas or natural gas not exceeding five (5) feet in height from finished grade to the top of the generator shall be permitted as an accessory use in certain residential districts and shall meet the following setbacks:**
 1. **Front – behind the front building line**
 2. **Rear – five (5) feet**
 3. **Interior side – three (5) feet in all districts,**
 4. **Side Street –Ten (10) feet to the side street property line.**

- **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.**
 - **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.**

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 elevation for residential and commercial is the Base Flood Elevation.**

SPECIFIC COMMERCIAL REQUIREMENTS

- Any generator systems with fuel tanks greater than 550 gallons must provide a completed Florida Department of Environmental Protection (FDEP) Storage Tank Registration Form and a Spill Prevention and Response Plan (SPRP) signed and notarized by the responsible party.
- The required lowest floor elevation for commercial is the Base Flood Elevation or Crown of Road/County Flood Criteria + 4 inches, whichever is highest.

Fire Rescue Department (required for generators installed on Commercial properties)

- Plans must be provided with details to indicate compliance with NFPA 110 (2002 Edition)
- Clearly identify the Class, Type, and Level of the generator in accordance with NFPA 110 Chapter 4.
- Clearly identify the location of the remote annunciator.
- Clearly identify the location of the emergency shut-off controls required by NFPA 110 (5.6.5.6).
- Identify physical protection of the fuel containers and generator when located in areas subject to vehicular traffic.
- Plans must be provided with details to indicate compliance of the fuel system, and/or fuel storage system to be used (NFPA 30 (2000 edition), NFPA 37 (1998), NFPA 54 (2002), or NFPA 58 (2002).

This information is being provided to you as a guide to assist you with the permitting process for generators. Please contact each applicable agency to verify and obtain current information.