



PERMIT APPLICATION
GENERATOR

TYPE OR PRINT IN INK ONLY

City of Hialeah Gardens

Permit Number
Confirmation Number
Parcel ID#
City of Hialeah Gardens Automated Inspection System (305) 558-4114

Owner's Name	Telephone - Include Area Code
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Project Address - Include City & Zip

Applicant	Address	Phone	Fax
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Electrical Contractor	License	Address	Phone	Fax
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Gas Piping Contractor	License	Address	Phone	Fax
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Gas Company	License	Address	Phone	Fax
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GENERATOR SPECIFICATIONS

KW _____

Manufacturer _____

GAS

Propane - Existing Tank

Natural Gasoline

Diesel

Job Valuation \$ _____	Signature of Applicant _____ Date _____ (Contractor's signature must be notarized)
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State of Florida, Miami-Dade County

Affirmed and subscribed before me this _____ day of _____ 200__ By _____ who is personally known to me or who has produced _____ (type ID) as identification.

Signature of Notary Public State of Florida _____
Print, Type or stamp Name of Notary _____

The applicant agrees to comply with the Municipal Ordinances and with the conditions of permit; understands that the issuance of the permit creates no legal liability; express or implied, of the Department, Municipality, Agency or inspector; and certifies that all the above information is accurate. Have Permit/Application number and address **when requesting inspections, call 305-558-4114**. Give at least 24 hours notice on all inspections.

APPROVAL CONDITIONS This permit is issued pursuant to the attached conditions. Failure to comply may result in suspension or revocation of this permit or other penalty.

WARNING TO OWNER: Your failure to record a Notice of Commencement may result in your paying twice for improvements to your property. If you intend to obtain Financing consult with your lender or an attorney before recording your notice of commencement."Florida Statute 713.135"

PERMIT EXPIRATION
Permit expires 180 days from the date issued unless otherwise noted below or governed law.

PERMIT ISSUED BY CITY OF HIALEAH GARDENS
Name _____
Date _____



CITY OF HIALEAH GARDENS

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 Of Hialeah Gardens.

GENERATORS

General requirements

- Completed permit application with the notarized signatures of the property owner and qualifying agent.
- Completed electrical and plumbing/gas addendum (only if using LP gas or natural gas).
- Signed, sealed and dated plans prepared by Engineer or Architect. Alternatively, the electrical plans may be prepared by a licensed electrical contractor and the plumbing portion be prepared by a qualified plumbing contractor. Each trade must include a qualifier's notarized signature and include a corporate seal on all 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

Concrete Pad

- The Elevation requirements must match the Finished Floor Elevation (F.F.E.) of the home (does not include garage). For residential the Base Flood Elevation (B.F.E) or Crown of Road/County Flood Criteria + 12 inches, or whichever is highest.

Electrical

- Provide electrical riser diagram.
- Indicate ampacity of the following: Meter, panel(s), transfer switch, main disconnects, generator KW and ampacity, generator over-current protection, main service system grounding.
- Provide conduit and wire sizes of all feeders and branch circuits proposed to be renovated.
- Location of electrical panel and transfer switch must be shown on site plan.
- Gas pipe bonding per National Electrical Code (NEC) 250.104(B)
- Specify location and method of connection between the generator frame and ground rod.

Generators & transfer switch

- Indicate whether transfer switch is automatic or manual, has a solid neutral bar or switched neutral. If the neutral is switched by the transfer switch, the generator becomes a separately derived system, in which case the drawing must indicate a complete grounding electrode system for the generator. Indicate whether the transfer switch is service rated if ahead of the main disconnect. Indicate what the Nema configuration of the transfer switch is, as Nema 3r or Nema 1.

Load calculation and Panel Schedule

- Include a new panel schedule and load calculation for all branch circuits to be backed up by the optional power system. Use NEC article 220 to

calculate existing loads. The generator and transfer switch shall be sized for the load served.

- If automatic load shedding is utilized indicate the circuits to be shed and resultant load remaining.

Sign

- Include a note on the drawings indicating that the following requirements shall be met:
- A permanent sign shall be placed at the electrical service entrance equipment that indicates the location of on-site optional standby power source.
- 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.
- Generator specifications. (Found in manufacturer's manual). Connected load, size of conduit, conductors, over current protection devices and switches. Generator one line diagram.

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 only)

- When the source of fuel is natural gas, show 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 and sewer shown 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 to determine sizing as per the Florida Building Code (FBC) gas table.

Structural (Generator Pads)

- Soil statement showing nature of soil and allowable soil bearing capacity. FBC Section 1818.1.
- Generator pad size, thickness and reinforcement.
- Generator anchoring detail.
- For commercial properties only, one field density test required, to be provided at the time of inspection to verify a minimum of 95% of maximum dry density. FBC Section 1820.3.2 & 1820.3.1.

Planning and Zoning Department Requirements

- Residential and commercial generators shall be located in compliance with the setbacks. You may contact Zoning Information at (305) 558-4114 between 8-5 P.M. in order to obtain the zoning required setbacks.
- Typical set-back requirements are as follows for each specific site:

Setbacks for residential:

Front: Not permitted in front areas

Sides: 3 feet

Rear: 3 feet

Side street: 10 feet from side street

Setbacks for commercial (CM) and Business (BU):

Front: Not permitted in front areas

Sides: 5 feet

Rear: 5 feet

Side street: 15 feet from side street

Industrial (IN):

Front: Not permitted in front areas

Sides: 10 feet

Rear: 5 feet

Side street: 25 feet from side street

Height Requirements:

In addition Accessory Structures such as generators are not permitted higher than 5 feet, and in order to minimize noise to adjacent residential properties the noise rating for generators in residential use is limited to a noise rating of below 75 decibels.

IMPORTANT: Please refer to the General Requirement Section for additional National Fire Protection Association (NFPA) requirements not associated with the Zoning requirements.

FUEL TANKS

Department of Environmental Resource Management (DERM) plan review and approval is required for all Aboveground Storage Tank (AST) and Underground Storage Tank (UST).

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.
- New AST systems for fuel require; secondary containment (double wall construction or spill containment dike),

overfill prevention, overspill protection, tank interstitial monitoring, continuous automatic leak detection, anchoring, etc.

- Generator and fuel supply (excluding gas powered systems) shall be located a minimum of 100 feet from any potable water supply wells.
- Plans for Underground Storage Tank (UST) and (AST) 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.

SPECIFIC RESIDENTIAL REQUIREMENTS

- Only UST systems for fuel greater than 300 gallons are required to have double

wall construction, overflow 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.

- 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.

SPECIFIC COMMERCIAL REQUIREMENTS

Within the Basic Wellfield Protection Area (i.e., within the 210 day boundary) of any public utility potable water supply well, any nonresidential land use proposing a generator will be required to utilize a gas (e.g. Natural Gas, LP Gas, etc.) fueled generator or obtain a variance from the Environmental

Quality Control Board (EQCB) for the use, storage, and handling of a hazardous material (e.g. Gasoline, Diesel Fuel, etc).

- 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.

Public Works Department

When the generator's proposed location is within an easement, the Public Works Department reviews the application for compliance with Standard. Generator pads are treated the same as FPL transformer pads.

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