



NOTICE TO CONTRACTORS



Date: 9/30/14

Subject: **Generator Permit Required**

Effective 10/1/2014 the City shall require a separate permit for generator installations.

New Generator Permit form

There is a new permit Generator Permit application form required. It is available on the Building Forms page. There is a new Generator Documents Checklist form that will be required as part of the plan submittal.

New Generator Documents Checklist form

If you are permitting the generator in conjunction with a construction permit, the generator application may be included with construction permit *if all required plan components are included*. If they are not included it will delay permit issuance for the construction permit.

New FEMA handout regarding Generators

There is a FEMA handout that will clarify the very specific requirements for generators, particularly generators in the VE Zone. It also clarifies requirements related to the Gas permit.

Generator permits in relation to the Gas permit:

- If the Gas permit is solely for the purpose of installing the generator, the Gas permit will not be issued until the Generator permit is issued.
- If the Gas permit is for work related to a construction project, the Gas permit may be issued before the generator permit, at the risk of the contractor, and will hold up the CO of the construction permit.

Building Official
Jack McStravic



Generator
Building Permit
2010 Florida Building Code

9a

Job Information Application Date: _____ Est. cost: _____ Permit #: _____

Tax/Folio #: _____ Job Address: _____

Legal Sub/Unit/Blk/Lot: _____

Owner Name: _____

Owner Mailing Address (if different): _____

Description of Work: _____

Electrical Contractor

Contractor: _____ State Cert/CC Comp Card #: _____

Qualifier's name: _____ Job rep: _____

Address: _____

Phone/Fax/E-mail: _____

Associate Permit Information Gas or Fire Permit #: _____

Gas Installer: _____ State Cert/CC Comp Card #: _____

Permit Information: _____

Work Being Performed

Generator Size (kW): _____ Transfer Switch Type & Size (Amp): _____

Service Size (Amp): _____ Service Change From _____ To _____ Amps.

The following must be included with the application

_____ 2 copies of plans if scope of work is over 30 amps. (Single Family)

_____ 3 copies of plans if scope of work is over 30 amps. (Commercial)

_____ Completed Generator Documents Checklist as top page of each plan set.

Regulations and Information

1. City of Marco Island Building Services is regulated by the 2010 Florida Building Code. For more information about the code or to purchase the code visit <http://www.floridabuilding.org>
2. See FBC CH 2701.1 Scope. Provisions of this chapter shall govern the electrical systems employed in buildings and structures covered by this code. Electrical systems shall comply with the provisions of NFPA 70, 2008 National Electrical Code (NEC). Where provisions conflict, this code shall govern.
3. Plans indicating a service of more than 600 amps shall be prepared, signed with a raised seal by a Florida Registered Electrical Engineer.

4. Other applicable codes:
 - a. NFPA 37; 2006 Edition
 - b. NFPA 101; Ch. 11: Sec. 11.8.5 – 11.8.5.3 For High Rise Structures
 - c. NFPA 110; 2005 Edition
 - d. FEMA Publication 348 g. Underwriters Laboratories, Inc. (UL)
5. Owner-builders must sign an affidavit and supply homeowners insurance (single family only).
6. One application must be filled out with the original signature of the qualifier pulling the permit.
7. The Electric Permit fee shall be \$75.00. A plan review fee of 25% of the building permit fee will be charged at the time of application. This fee is non-refundable, nor is it credited to any other fee.
8. Structural Fees will apply for structural equipment pads.
9. For commercial projects Fire Review and Fire Inspection fees will apply.
10. The Electronic Data Conversion Surcharge, added to all permits, will equal 5% of the total permit cost, with a minimum charge of \$5.00 and a maximum charge of \$300.00. The fee is capped at \$100.00 if the documents are also submitted in electronic format.

RECORDED NOTICE OF COMMENCEMENT MUST BE POSTED IF THE PROJECT VALUATION EXCEEDS \$2,500.00

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.

Contractor's Affidavit

I certify that all the foregoing information is accurate and that all work must be done in compliance with all applicable laws regulating construction and zoning. I understand **THERE WILL BE A FINAL INSPECTION** of the work permitted herein. Compliance will be strictly enforced.

No work whatsoever will commence until the building permit has been issued.

- The permit fee will be quadrupled if work is started without an approved permit.
- The permittee further understands that only licensed contractors may be employed and that the structure shall not be used or occupied until a Certificate of Occupancy is issued.
- See Section 105.4.1.1 of the Marco Island Administrative Construction Code for information regarding the permit expiration date.

Print Name of Qualifier

Signature of Qualifier

State of Florida

County of _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____, who is personally known to me or has produced _____ as identification.

Signature, Notary Public – State of Florida

(Seal)

Printed, Typed, or Stamped Name of Notary



STANDBY GENERATOR PERMIT DOCUMENT CHECK-LIST

This form shall be submitted as the top page of each plan set.

Job Site Address _____

Permit # _____

Initial each line verifying the required documents are included

- _____ Detailed scope of work.
- _____ Complete EXISTING service riser diagram.*
- _____ Complete NEW service riser diagram.*
- _____ Generator specifications, for model to be installed. **
- _____ Automatic transfer switch specifications, for ATS to be installed. **
- _____ Based on the size of the generator structural plans may be required.
- _____ FEMA specific information. See FEMA Requirements for Generators handout.
- _____ Scale site plan showing location of generator in relation to:
 - _____ Building
 - _____ Building openings
 - _____ Property lines.

Submit 2 sets of plans for single family *and 3 sets for commercial.*

The Following Codes & References apply to Generators used as Standby Electrical Power Systems:

- Florida Building Code 2010
- Code of Ordinances, City of Marco Island, Florida
- NFPA 70, 2008 National Electrical Code (NEC)
- NFPA 37; 2006 Edition
- NFPA 101; Ch. 11: Sec. 11.8.5 – 11.8.5.3 For High Rise Structures
- NFPA 110; 2005 Edition
- FEMA Publication 348 g. Underwriters Laboratories, Inc. (UL)

***Riser Diagram(s)** MUST show Entire Existing / New Electrical Service Riser(s). Drawing must show Electric Meter/Meter-Main, Main Breaker(s), Electric Panels, Sub-Panels, all Panel Feeder Conduit(s) or Cable(s), Conduit size with Wire AWG/Type, and ALL Grounding.

****Manufacturer's Specifications**, including factory engineered drawings of Generator / ATS and Enclosure, clearly depicting the Model, KW / Current Rating, All Electrical Data, Fuel type, **NRTL Listing Number for the Specific Generator / ATS**, and Physical Size. Highlight and /or Mark all options to be utilized on the Specification Sheets.





City of Marco Island

FEMA Requirements for Generators

Electric and Fuel

AE ZONE GENERATORS

1. All new construction of GENERATOR EQUIPMENT PADS & generators in Zone AE must be elevated above base flood elevation.

VE ZONE GENERATORS & LP TANKS

1. All new construction of GENERATOR EQUIPMENT PADS in Zone VE must be elevated on pilings and columns or cantilevered out from the structure so that:
 - a. The bottom of the lowest horizontal structural member of the generator equipment pad (excluding the pilings and columns) is elevated to 0.5 feet or more above the base flood level, and; [930.07(2)(c)4.a.]
 - b. The pile or column foundation and structure attached thereto must be anchored to resist flotation, collapse, and lateral movement due to the effects of wind and water loads acting simultaneously on all building components. Wind and water loading values shall each have a one percent chance of being equal or exceeded in any given year (100-year mean recurrence interval). [930.07(2)(c)4.b.]
 - c. The generator equipment pad should be located on the building's landward side to protect against velocity flows and debris impact. [930.07(2)(a)3.c]
 - d. Provide construction details showing how the generator equipment pad will be fastened against flotation [930.07(2)(c)4.b.]
2. All new construction of PROPANE STORAGE TANKS in Zone VE must be elevated on pilings and columns so that:
 - a. The bottom of the lowest horizontal structural member of the propane storage tank (excluding the pilings and columns) is elevated to 0.5 feet or more above the base flood level, and; [930.07(2)(c)4.a.]
 - b. The pile or column foundation and structure attached thereto must be anchored to resist flotation, collapse, and lateral movement due to the effects of wind and water loads acting simultaneously on all building components. Wind and water loading values shall each have a one percent chance of being equal or exceeded in any given year (100-year mean recurrence interval). [930.07(2)(c)4b.]
 - c. The propane storage tank should be located on the building's landward side to protect against velocity flows and debris impact. [930 07(2)(a)3 c]
 - d. Provide construction details showing how the propane storage tank will be fastened against flotation. [93007(2)(c)4b] 6
3. Provide construction details showing how the propane fuel supply pipes will connect to the generator and will be fastened against flotation. [930.07(2)(a)3.d.]
4. All power equipment handling equipment, distribution panels, switches, circuit breakers and exterior wall penetrations must be elevated to 0.5 feet or more above the 11.0 feet base flood elevation to prevent water from entering or accumulating within the components during conditions of flooding. [930.07(2)(a)3.d.]
5. Provide a certification from a professional engineer that the exterior gas storage tank is adequately anchored to prevent flotation, collapse or lateral movement during the base flood event. [930.07(2)(a)3a]
6. Provide a certification from a professional engineer that the exterior generator equipment pad is adequately anchored to prevent flotation, collapse or lateral movement during the base flood event. (93007(2)(a)3a]