

GENERATOR (Permanent Installation)

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Please upload [this Checklist and any Required Forms](#) in **.pdf format** to the appropriate category [<Survey>](#) [<Building Plans>](#) [<Supporting Docs>](#) [<NOA>](#) following the TOJ Naming Convention found in Help Documents

Create online as: **Generator**

1. Site Information [<Survey>](#)

- a. Survey with location of generator and setbacks to property lines _____
- b. Generator (exhaust) shall not be installed within 10' (any direction) of **ALL** openings to interior – windows, doors, soffit vent, etc. _____
- c. All openings within vicinity of generator **MUST** be clearly indicated on survey _____
- d. Generators are **REQUIRED** to meet setbacks of primary structure. (Ordinance 01-04) _____

Separate Gas permit REQUIRED in conjunction with Generator permit

NOTE: Existing gas on site must be sized sufficiently for added demand and verified by Gas contractor. (See *Gas Tank & Lines* checklist)

2. Plans [<Building Plans>](#)

- a. Provide Size: Generator(kw) _____ Transfer switch(amps) _____
- b. Load calculation showing all circuits connected to the standby system show load shedding if applicable _____
- c. Electric riser showing interconnection of all electrical components including normal/emergency connection of standby loads (circuits) _____
- d. Concrete slab drawing and anchor/fastening detail. If pre-fabricated slab, then provide Product Approval _____

3. Supporting Documents [<Supporting Docs>](#)

- a. Generator **AND** Transfer switch manufacturer specifications _____
- b. Commercial applications **REQUIRE** PBC Fire Rescue review and fees _____
- c. Separate Gas permit **REQUIRED** in conjunction with Generator permit (See Gas Permit Package for requirements) _____

IMPORTANT NOTICE
IF RESIDENT LIVES IN DEED RESTRICTED COMMUNITY
PLEASE CONTACT HOA TO DETERMINE IF ASSOCIATION APPROVAL IS REQUIRED
TOJ BUILDING DEPARTMENT CANNOT ENFORCE ASSOCIATION REGULATIONS

TOWN OF JUPITER BUILDING DEPARTMENT FIELD INSPECTION SERVICES TECHNICAL BULLETIN

GENERATOR INSTALLATIONS

March 01, 2018

The entire permit package including all manufacturers' installation instructions and the owner's manual for the generator and transfer switch shall be available on site for all inspections. The following five (5) electrical inspections and two (2) gas inspections (if applicable) are required for all generator installations:

- Electrical Underground
- Generator Slab
- Electrical Service Change
- Electrical Rough
- Gas Underground/Rough
- Gas Final
- Electrical Final

ELECTRICAL UNDERGROUND

The electrical contractor is to call in for an Underground Electrical inspection for all generator installations even if there are no underground conduits being installed. *Florida Building Code* requires all underground conduits to be exposed for inspection. This inspection is to verify the location of the generator and to look for any unforeseen issues with the generator location that may not have been clearly shown on the plans or for which specific circumstances were not evident during the plan review process. The inspection is to be done before concrete pad is poured or placed. This inspection shall ensure compliance with job specifications, manufacturer instruction and/or *NEC*® - the most stringent of which will take precedence. All required conduits shall be installed prior to this inspection. Up to three conduits may be required for (1) generator power, (2) 120v wiring as needed for battery charger or other accessories and (3) low voltage control wiring.

NOTE: Jupiter Building Department policy requires separate power and control wire conduits. Power and Control wiring shall be run in separate conduits and must be installed prior to first inspection.

GENERATOR SLAB

The generator manufacturer's installation instructions and owner's instructions must be on site for the form board inspection to verify the required pad size and the size and placement of the reinforcing steel. If there are no specific construction details for the generator pad then the pad shall be a minimum of 4 inches thick and a minimum of 4 inches larger on all sides of the overall size of the generator. A minimum of #3 size rebar spaced a maximum of 12 inches on center, properly tied and chaired shall be installed. Rocks, bricks, broken concrete, etc. is not acceptable for the support of reinforcing steel. 6" steel mesh shall be an approved alternate. Engineered slabs shall bear the seal/signature of the engineer. Pre-fabricated slabs shall be listed for the specific generator being installed and shall not be cracked, chipped or otherwise damaged.

TOWN OF JUPITER BUILDING DEPARTMENT FIELD INSPECTION SERVICES TECHNICAL BULLETIN

GENERATOR INSTALLATIONS

(continued)

ELECTRICAL SERVICE CHANGE

A standby generator installation is no different from a regular service change and requires the same coordination with *FPL* and your electrical inspector. Electrical contractor shall not remove the *FPL* meter and/or begin work on service equipment without this coordination. *FPL* will disconnect power and remove the meter, Electrical Contractor will make the approved changes to the electrical service, Jupiter Building Department will inspect the changes and if approved will release *FPL* to reinstall the meter and restore power. *FPL Electrical Service Standards (ESS)* mandates there shall be **NO EXCEPTION TO THIS PROCEDURE** under any circumstances. All service grounding must be brought up to current code including low voltage bridge (*Intersystem Bonding Terminal - NEC® 250.94*). Transfer switches used as a service disconnect must be Service Rated.

ELECTRICAL ROUGH

All generator electrical work pertinent to the building must be completed. All conduits, wire, cable and other electrical equipment that will be concealed by the building structure upon building completion must be installed. All circuit breakers are to be installed and terminated. The generator is not required to be on site. Unless otherwise noted by the inspector, upon arrival of the generator the electrical contractor may complete the connections to the generator and proceed with the startup and testing in preparation for the final electrical inspection. In preparation for final inspection all required labeling will be reviewed with this inspection. All disconnect switches, including the one at the generator, shall be accessible and shall not require key or tool to access.

GAS LINE

Gas line shall be bonded to generator and across flexible gas line connector. Rough and Final Gas inspections shall be completed and approved prior to Electrical Final.

ELECTRICAL FINAL

There shall not be any openings into building within **10' of generator exhaust**, including but not limited to windows, doors, overhead garage door, soffit vents, etc. Any opening within 10' of the generator exhaust shall be **permanently sealed** (mechanical fastening of an operable window, door or vent is not acceptable). Phenolic or raised labels shall indicate each disconnect and identify exact location of the generator. Contractor, or representative, shall be on site for final inspection to open all equipment covers for inspector. Contractor shall simulate a power outage to test the generator and cycle the transfer switch for proper operation.

NOTICE

SEPARATE POWER & CONTROL WIRE CONDUITS REQUIRED

Power and Control wiring shall be run in separate conduits and must be installed prior to first inspection.

*Town of Jupiter
Building Department*