

Village of Great Neck

Building Department



61 Baker Hill Road, Great Neck, NY 11023
Tel: 516-482-0019 Fax: 516-482-2606

Application for the installation of a Gas Fired Standby Generator.

Address of proposed Generator Installation: _____

Applicants seeking a Building Permit Approval for the installation of a Natural Gas or other Fuel Burning Single Family Residential Gas Generators will be required to conform to the following requirements.

1. The installation of all Standby Generators shall comply with NFPA 110 for Residential Installations. The generator should have clearly labeled signage at the location of circuit breakers or shut off switch.
2. The location of the Fuel Burning Gas Generator exhaust must be no less than five feet from any exterior window, door, air vent or other opening into the house (G2427.8).
3. The generator must be installed on the exterior only and on a concrete slab on grade (G2408.4).
4. Gas piping shall not be used as a grounding electrode (2410.1).
5. All above ground gas piping must comply with G2415.7.
6. All gas piping shall be protected against corrosion (G2415.8).
7. All underground gas piping shall comply with G2415.9 and shall be protected against physical damage.
8. Plastic piping and non-metallic piping is permitted to be installed only underground (G2415.14) with tracers.
9. Metal gas piping shall be electrically continuous and bonded to an effective ground fault circuit path (G2411.1).
10. Strongly recommended: [An approved and functioning Carbon Monoxide Alarm shall be required within 15 feet of any and all bedrooms and on the floor closest to the generator in a location within the house near the door or window closest to the generator.]
11. Mandatory: [A manual gas line shut off switch shall be installed in a clearly visible area near the generator but not more than 6 feet from the generator.]
12. Mandatory: Warning signs are required at the electrical meter and the panel box.
13. Gas Connection Pressure Testing witnessed by the Building Inspector is required (G2415.16).
14. Upon completion of the generator installation and testing an approved agency Electrical Inspection Certification shall be provided to the Building Inspector.
15. See "Detailed Installation Plan" pdf downloadable file above.

This check list is not intended to be exhaustive and the installation shall otherwise conform to all applicable portions of the Uniform Fire prevention and building code.

Generator Location:
 Unless the generator is listed and has an approved label certifying that the enclosure is fireproof, the exterior wall finish of the house in non-combustible and the exterior wall is a 1 hour fire rated wall, the generator can be no closer than 5 feet from the house wall. See NFPA 37-2002.

Generator must be no less than 5 feet away from any window, door or vent opening. NFPA 37

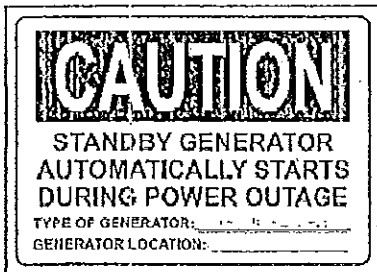
SHUT OFF SWITCH

GENERATOR CIRCUIT BREAKER OR SHUT OFF SWITCH

The location of the circuit breaker or shut off switch must be clearly labeled on the exterior of Generator. NEC 230-70.(b)

GAS SHUT OFF VALVE
 A gas shut off valve is required no more than 6 feet from generator. NYSRC G2420.5

Generator must be supported on a firm foundation NFPA 37.



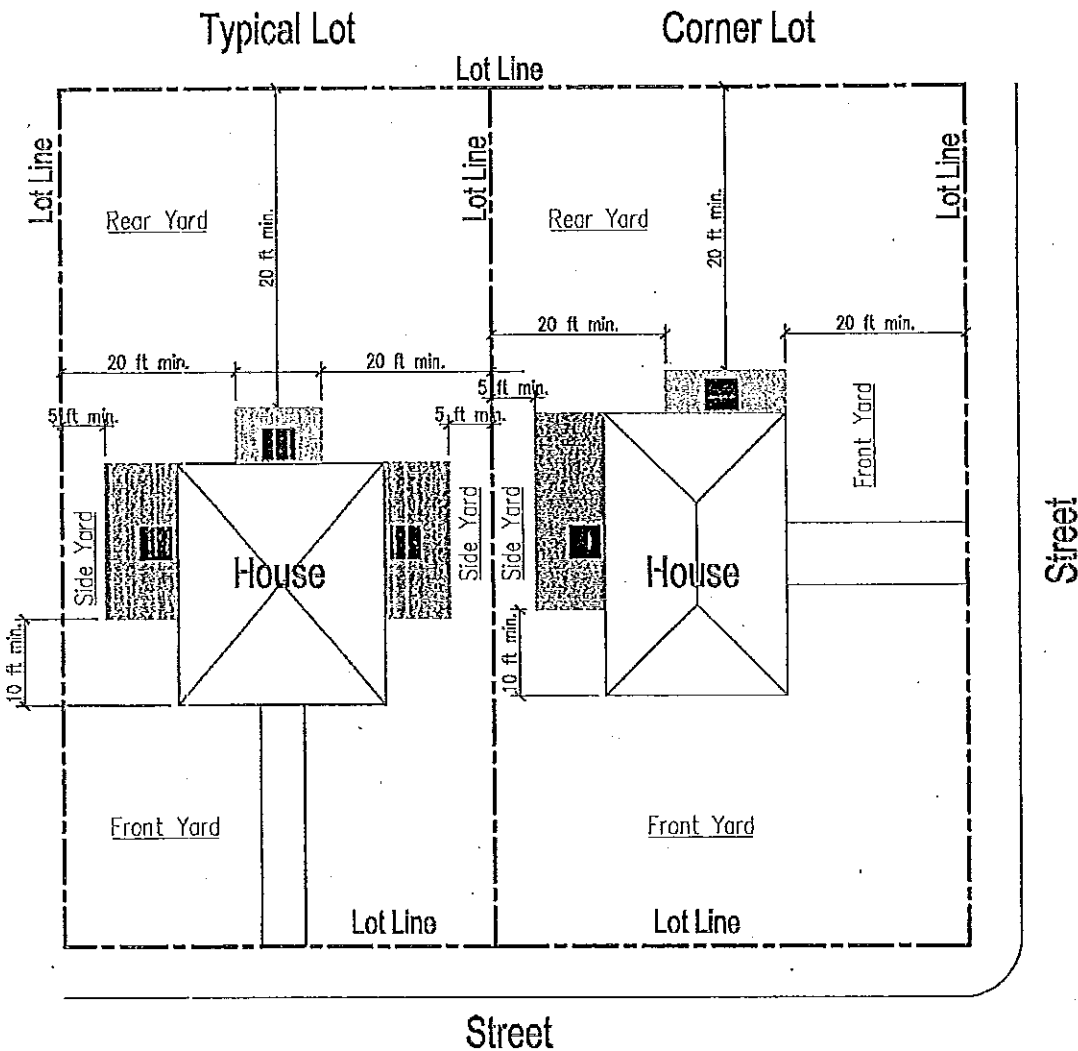
Or Similar Signage

Generator must be no less than 5 feet away from any window, door or vent opening. NFPA 37



ELECTRICAL METER
 A permanent Generator Warning Sign is required here as well as on the electrical panel box inside the house. NEC 702-8

VILLAGE OF GREAT NECK RESIDENTIAL STANDBY GENERATOR REQUIREMENTS



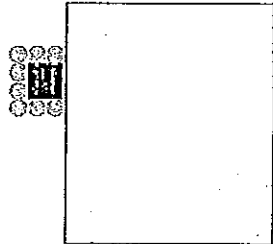
Location of Permitted Air Conditioning Compressors and Generators in **Rear Yards** (see Village Code 575-170.2 & 170.3).



Location of Permitted Air Conditioning Compressors in Side Yards with Decibel Ratings of 60 or less and Generators in Side Yards with Decibel Rating of 70 or less when measured 23 feet away from Generator (see Village Code 575-170.2 & 575-170.3).



Note: In all locations, Air Conditioning Compressors and Emergency Generators must be visually screened from view with Evergreen Bushes or Trees.



§ 575-170.3. Electric generators.

[Added 10-18-2011 by L.L. No. 7-2011]

A. Definitions. As used within this section, the following terms shall have the following meanings:

ELECTRIC GENERATOR

An outdoor device that is designed to be used as a temporary generator of electricity for a dwelling when the electricity being furnished to that dwelling by an off-site utility company is temporarily disrupted for reasons other than nonpayment.

B. Accessory structure.

- (1) An electric generator shall be deemed a permitted accessory structure to a dwelling.
- (2) As an accessory structure to a dwelling, an electric generator shall be subject to the provisions of this section.

C. All electric generators shall comply with the noise regulations set forth in Subsection Q of § 391-2 of this Code.

D. Location. Electric generators shall be located in the rear yard, immediately adjacent to the rear wall of the dwelling and at least 20 feet from any property line.

E. Waivers. In addition to the variance powers of the Board of Appeals, the Committee of Architectural Review is hereby empowered to grant waivers from the provisions of this section to applicants who have difficulty complying with the placement and setback provisions of this section, after considering the adverse impact of the granting of such an application upon neighboring properties, utilizing the following criteria and taking into account such other facts as the Committee may deem relevant:

- (1) The alleged difficulty with compliance.
- (2) The financial impact of compliance.
- (3) The location of existing or proposed structures in the rear and/or side yards.
- (4) The proposed equipment, as to noise levels and size.
- (5) The proposed screening, including, but not limited to, fences, walls, shrubbery, and other visual and sound attenuation.

- (6) The location of the dwellings and other structures on the adjacent premises.
- (7) The topography of the site.
- (8) The fact that the waiver seeks to legalize an existing nonconforming electric generator or seeks permission to replace an existing nonconforming electric generator. If such nonconformity is illegal, such illegality shall be relevant to the decision of the Committee but shall not necessarily preclude the granting of the waiver.

F. Notice. In addition to such other notice as may be required by the Committee of Architectural Review, notice of the application shall be given by the applicant to the owners of all of the properties adjacent to the yard wherein the electric generator is located or wherein the applicant proposes to locate the electric generator and to each other owner of property within 20 feet of the location of the proposed electric generator, if any, by both certified mail, return receipt requested, and first-class mail.

G. Conditions. In the granting of any waivers from the provisions of this section, the Committee of Architectural Review may impose such conditions as it deems reasonable to mitigate the adverse impact, if any, that may result from such waivers.

H. Notwithstanding anything in Subsections C through G of this section to the contrary, electric generators shall be permitted as of right in a side yard, so long as they meet all of the following conditions:

- (1) They must be located:
 - (a) Within three feet of the dwelling;
 - (b) Not less than five feet from the closest property line; and
 - (c) At least 10 feet from the front-most portion of the wall of the dwelling along which they are placed.
- (2) The manufacturer shall, in its specifications, or the Building Inspector shall otherwise receive information believed reliable by him or her that they will not produce a sound output when operating at normal load in excess of 70 dB when measured at a distance of 23 feet.

[Amended 5-1-2012 by L.L. No. 10-2012]

- (3) They are screened from the adjacent property to the side and from the street by a full evergreen landscaped buffer, as approved by the Building Inspector.
- (4) They are maintained in good operating condition at all times to assure that, at a full load, they do not exceed their respective manufacturer's certification.

[Amended 5-1-2012 by L.L. No. 10-2012]

- (5) The said full evergreen landscaped buffer shall be maintained to the satisfaction of

the Building Inspector for so long as any such electric generators remain in the side yard.