

# Village of Great Neck

BUILDING DEPARTMENT



## Application for a Standby Emergency Generator Installation

This form must be accompanied with two copies of an accurate marked up survey or site plan showing the location of the proposed generator in conformance with Section 570-170.3 of the Village of Great Neck Code.

The New York State Workers Compensation Law required that the installer/contractor provide a NYS Workers Compensation and Disability Insurance Certificate naming the Village of Great Neck as additional insured. Homeowners may in lieu provide a completed Workers Compensation Exceptions Form BP-1 accompanied with a copy of the Homeowners Property Insurance Certificate.

A gas pressure test witnessed and approved by the Building Inspector will be required and an Approved Third-Party Electrical Agency Certificate of Compliance will be required prior to the issuance of a Certificate of Completion.

Application is hereby made to the Village of Great Neck for the approval of the details statement and plans herewith submitted for the installation of an emergency standby generator herein described.

1. Application Fee: \$150.00
2. Name of Property Owner: \_\_\_\_\_
3. Home or Business Telephone Number: \_\_\_\_\_
4. Cellular Telephone in Case of Emergency: \_\_\_\_\_
5. Email Address of Property: \_\_\_\_\_
6. Owners Address and location of proposed Generator: \_\_\_\_\_
7. Section \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_
8. Name of Generator Installation Contractor: \_\_\_\_\_
9. Name of Contractors Company: \_\_\_\_\_
10. Address of Contractors Company: \_\_\_\_\_
11. Business and Cellular Telephone Number: \_\_\_\_\_
12. Name of Plumber for Gas Line Installation: \_\_\_\_\_
13. Business and Cellular Telephone Number: \_\_\_\_\_
14. Village of Great Neck Plumbers License Number: \_\_\_\_\_
15. Name of Electrician for Electrical Work: \_\_\_\_\_
16. Business and Cellular Telephone Number: \_\_\_\_\_

Owners Authorization

I, \_\_\_\_\_, hereby certify under the penalty of perjury that I am the owner of the above-described property, situated within the Village of Great Neck, New York and that I authorize the applicant.

\_\_\_\_\_ to obtain a Building Permit for the installation of an Emergency Standby Generator at the above listed property. I hereby provide authorization and approval to the Superintendent, Building Inspector and Village Attorney to enter upon and inspect my property prior to the Building Department issuance of a Certificate of Completion. I also hereby certify under the penalty of perjury that all statements made in this application are true to the best of my knowledge and belief. Sworn to me before this \_\_\_ day of \_\_\_\_\_ in the year of \_\_\_\_\_.

State of New York)

Owner's Signature \_\_\_\_\_

) ss:

County of Nassau)

Notary: \_\_\_\_\_

**Installation Instructions**

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 a 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 (240.1).
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 functional 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" on page 3.

This checklist is not intended to be exhaustive, and the installation shall otherwise conform to all applicable portions of the Uniform Fire prevention and Building Code.

## Chapter 575. Zoning

### Article XVI. General Provisions

#### § 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 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 more than 70 dB when measured at a distance of 23 feet.

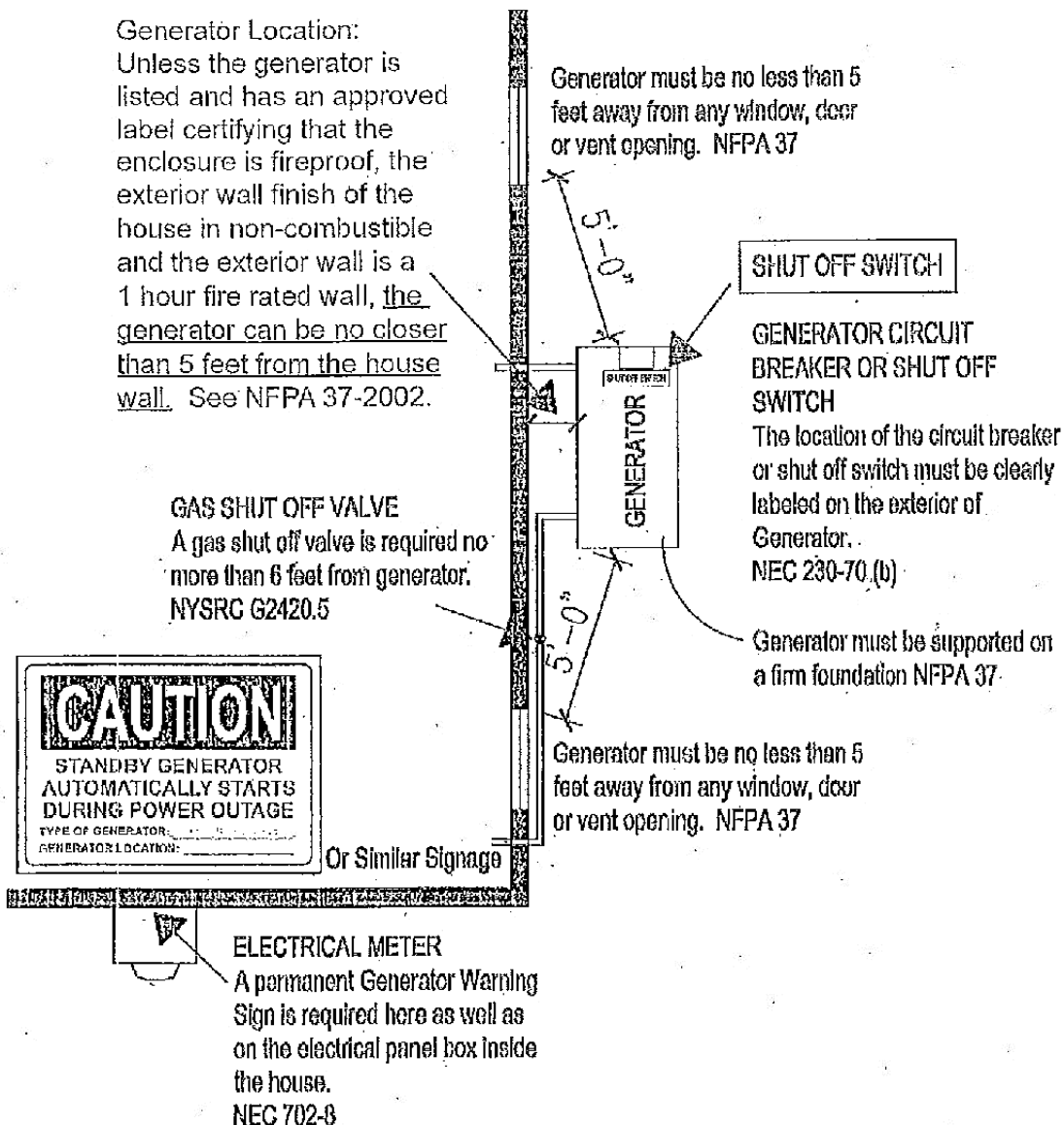
[Amended 5-1-2012 by L.L. No. 10-2012]

(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.

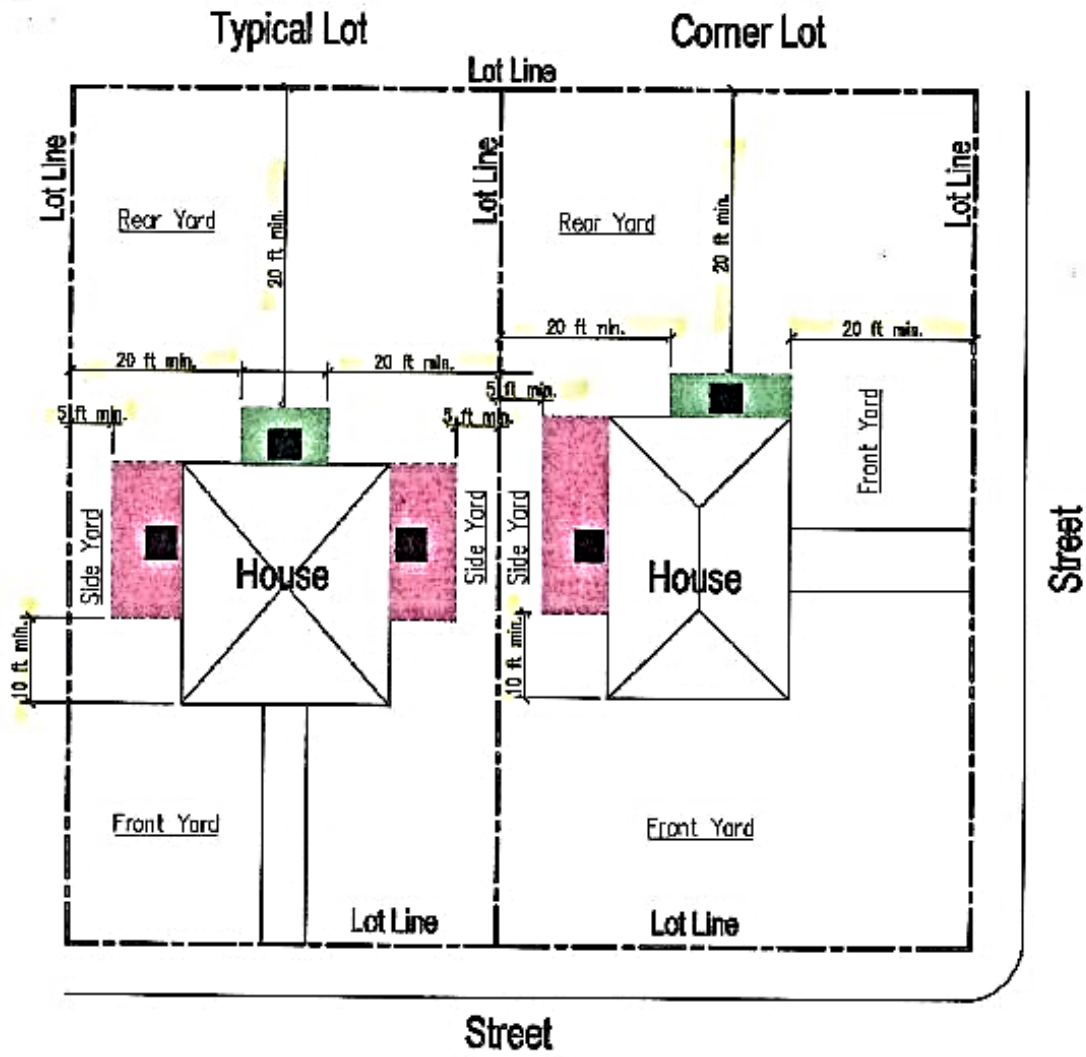
(4) They are maintained in good operating condition at all times to assure that, at a full load, they do not exceed their respective manufacturer's certification.

[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.



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.

