



CITY OF LAKE WALES

Permitting & Installation Guide for Residential Whole House Generators

Scope and Intent: This guide is intended to provide general information for the placement of Whole House Generators on residential property and to provide consistency in the enforcement of the City of Lake Wales regulations.

NOTE: This guide may not cover all situations or circumstances regarding generator installation.

Permit Required:

- A permit for the generator by a Licensed Building, Electrical or Mechanical contractor must be obtained prior to installation.
- A supplemental application for Electrical if not the prime contractor.
- A supplemental application for Propane tank and/or natural gas piping installation work must be performed by a licensed plumbing or mechanical or Gas sub-contractor, or an LP gas installer licensed by the Florida Department of Agriculture and Consumer Services if not the prime Mechanical contractor.
- Required for submittal:
 - Completed permit application.
 - 2 copies of property survey or plot plan showing the proposed location of the generator, electric service equipment, and propane tank if applicable.
 - 2 copies of the generator manufacturer's specifications and installation instructions.
 - 2 copies of the riser diagram for electric service equipment and transfer switch installation.
 - 2 copies of the gas riser diagram showing gas piping size, material, etc.

Additional Requirements and Information:

- Generator installations must comply with current editions of: Florida Building Code, National Electric Code, Florida Building Code Fuel Gas, Florida Fire Prevention Code, and applicable standards of the National Fire Protection Association (NFPA).
- Generators must be installed at least 5 feet away from any building openings (windows, doors, etc) and at least 5 feet away from any walls made of combustible materials [NFPA 37]
- Above ground and underground LP gas storage tanks must comply with NFPA 58 TABLE 6.3.1 for distances to buildings and property lines.
- Minimum access clearances from the buildings and property lines must be provided on all sides of generators in accordance with the manufacturer's installation instructions. NOTE: Most manufacturers require at least 3 feet of clearance; this may affect the location of generators on properties with narrow side yards.
- Generators should be placed as close as possible to the building electric service meter/main disconnect. The electric service meter/main disconnect location must be permanently labeled indicating an alternate power source (generator) is connected to the electric system.
- Generators are subject to the City of Lake Wales noise ordinance regulations; consideration of neighbors should be made in the selection of generator location.
- Generators may not be placed within any dedicated easement.
- Generators may not be placed within five feet of any septic system drain field or impede access to septic tank covers or cleanouts.