

EMERGENCY GENERATORS

A permit is required for a generator that is direct wired to the building's main electrical system. A transfer switch is required and may **require manufacturer's information** and schematic plan of the installation for review. **A plot plan is also required showing the location of the generator from the property lines, dimension of generator pad, and distance from the house.** See Fairway Municipal code Section 15-298 (6) Emergency generators for the placement requirements.

ROUGH IN AND FINAL INSPECTION REQUIRED

Sec. 15-298. - Special conditions for uses.

In addition to the general standards in this part, the applicable supplemental provisions in Division 3, and any applicable special use conditions and procedures in Division 4, the following uses shall be subject to these special conditions in the R-1 district....

- (6) *Emergency generators.* Permanent standby emergency generators shall be allowed as an accessory use, subject to the following conditions:
- a. A building permit is required prior to installation.
 - b. The generator shall be installed in accordance with NFPA 37 Standards for the Installation and Use of Stationary Combustion Engines and Gas Turbines, and shall meet all other applicable building code requirements.
 - c. The generator shall be connected to a natural gas line.
 - d. The generator shall be contained in an enclosed cabinet or housing that provides sound attenuation, and the decibel level shall be less than or equal to seventy-five (75) dBA at the property line.
 - e. The footprint of the cabinet shall not exceed twelve (12) square feet, and the pad shall not exceed forty-eight inches (48") in any dimension.
 - f. The generator shall be located within the building envelope but no further than five feet (5') from a wall of the principal building and not in a front or side yard, except that alternate locations may be approved by the building official for greater than five feet (5') from the wall and up to the minimum additional distance necessary to adequately address any safety and carbon monoxide issues.

Exception: An exception may be granted to this location requirement upon a finding of the following:

1. There are special circumstances or conditions affecting the property;
2. Adequate distance exists between the location and adjacent properties;
3. The location will not cause an adverse impact on the adjacent properties;
4. The proposed location will be adequately screened from the street; and
5. The Board may impose any screening or other condition it deems necessary to mitigate any negative impacts of the proposed location.

Provided, in no event shall an exception be granted to locate a generator in any front yard.

- g. The generator shall be used during emergency situations only which result in power failures.
- h. The generator shall only be tested during daylight hours after 9:00 am, and not on any holiday.

(Development Ord. 2004, § 15-4-2.205; Ord. No. 1314; Ord. No. 1455; Ord. No. [1582](#), § 7, 12-8-2014)