



BACK-UP GENERATORS FOR COMMERCIAL & RESIDENTIAL

January 7, 2020

DEFINITION: Back-up generators are permitted to be used only to supply power in the event of a power outage or for testing and maintenance purposes only.

RESIDENTIAL:

1. Issue MIR based on valuation (minimum \$5,000.00) and add electrical and/or plumbing fees as needed.
2. 3 sets of plans – Plot plans identify distance to property lines (5' minimum) and clearances to building openings (5' minimum). Approvals shall include sanitary/Env. Health (no sanitary required for small generator similar in size to an A/C condenser or pool equipment - larger sizes send to Sanitary).
3. Structural-
 - a. 600 lbs. or less and ground mounted provide specs for permitting and Manufacturers Installation Manual at time of Inspection.
 - b. If more than 600 lbs. and ground mounted, or more than 400 lbs. and not ground mounted, provide engineered drawings/calculations.
4. Electrical - Residential electrical drawings are required (follow NFPA 37)
5. Planning
 - (i) Unincorporated areas: Not required
 - (ii) Clayton: * Not Required – *Conditionally (see reverse)
 - (iii) Hercules: *Required
 - (iv) Lafayette: *Not Required – *Conditionally (see reverse)
 - (v) Moraga: *Required (see reverse)
 - (vi) Orinda: * Not Required

COMMERCIAL:

1. Issue MIC based on valuation (minimum \$5,000.00) and add electrical and/or plumbing fees as needed.
2. 3 sets of plans – Plot plans identify distance to property lines and clearances to building openings. Approvals shall include sanitary/Env. Health and Planning.
3. Structural-
 - a. 600 lbs. or less and ground mounted provide specs for permitting and Manufacturers Installation Manual at time of Inspection.
 - b. If more than 600 lbs. and ground mounted, or more than 400 lbs. and not ground mounted, provide engineered drawings/calculations.
4. Electrical – electrical drawings and electrical plan check are required. Drawings should include line drawings of all panel voltages/ampereage and all conductor/conduit sizing.
INCLUDE LOAD CALCULATIONS.
5. Planning – Planning approval is required for unincorporated areas and all contact cities and may require a Development Plan.

City Planning Department Notes:

City of Clayton: Please verify that unit is small, low to the ground and only to be used in the event of an emergency power outage, etc. prior to permit issuance, otherwise, please refer customer to Clayton Planning Department for review.

City of Lafayette: Back-up generators are to be used to supply power in the event of a power outage or for testing and maintenance purposes only. They do not require zoning clearance from the Lafayette Planning Department. Use of the temporary generators for any other purpose or outside of a power outage is not permitted. Failure to comply with these regulations may result in the enforcement of city codes. To avoid this, we suggest that you locate the generator as far away from neighboring properties as possible.

Town of Moraga: Planning Department approval required to review for location and noise concerns.