



English Estates – English Woods HOA

Guidelines for Permitting and Installation of Residential Whole House Generators, 2020

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 with the enforcement by Seminole County regulations. This guide may not address all situations or circumstances regarding generator installations. The Owner/Contractor shall contact both Seminole County Building Division and Planning and Zoning Division for additional information and current regulations. The final approval of the Permit is from Seminole County.

Permit Required by Seminole County to include but not limited to:

- Complete property survey or plot plan showing the measurements from the property lines to the proposed location of the generator, existing electric service including DUKE Energy pole number, and all existing easements. If applicable the location of and access point to all septic tanks and drain fields.
- Show the location of all existing underground utilities, located in easements. The locations of existing underground utilities can be identified and designated by calling SunShine One Call (811) of Florida to schedule an on-site meeting.
- Site Plan indicating the location of the proposed generator and size of equipment pad; location of the fuel storage tank(s). Please provide minimum access clearances for buildings and property lines on plans for all four sides of generator.
- If placed in the front yard of the property, the maximum height of the generator and its mounting pad shall not exceed 30 inches from the surrounding finished ground line, otherwise side or rear locations must be designated.

Additional Requirements:

- A copy of the generator's manufacturer's specification and installation instructions.
- A riser diagram for electric service and equipment transfer switch.
- A gas riser diagram showing proposed gas pipe size, material, etc.
- Propane tank and/or natural; gas piping work must be performed by a licensed plumber or mechanical sub-contractor, of Liquid Propane (LP) gas installer licensed by the Florida Department of Agriculture and Consumer services.
- Generator installations must comply with current editions of: Florida Building Code, National Electric Code, Florida Fire Prevention Code, and applicable standards of the National Fire Protection Association (NFPA).
- Generators must be installed at minimum of 5 feet away from any building opening (windows, doors, etc.) and at least 5 feet away from any walls made of combustible materials per (NFPA 37) requirements.
- Above ground and underground LP storage tanks must comply with NFPA 58, Table 6.3.1 for distances to building and property lines.
- Generators should be placed as close as possible to the building's electric meter/main disconnect.
- **The electric service meter/main disconnect location shall be permanently labeled indicating an alternative power source (generator) is connected to the electric system.**
- Generator and all ancillary equipment, if permitted in the front yard and/or visible from the roadway, shall be shielded behind decorative landscape plantings
- Generators may not be placed within any dedicated easement with out right-of-way or Encroachments Agreements with the easement's primary user.
- No work shall commence until the "Approved Permit" is posted on site.

This information is provided for "Reference Only." The HOA requests a copy of the Permit Package for reference and information purposed only. **Final APPROVAL remains with Seminole County.**