



TOWN OF ISLIP
DEPARTMENT OF PLANNING AND DEVELOPMENT
DIVISION OF BUILDING

One Manittion Court, Islip, New York 11751

Administration.....631-224-5464	Plumbing Inspectors....631-595-3756
Permits.....631-224-5466	Records/Inspections...631-224-5470
Plans Examiner.....631-224-5467	Zoning.....631-224-5438

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Generator Permit Requirements – RESIDENTIAL

Links to documents and webpages are found throughout this document. They can also be found on our website:
<https://islipny.gov/departments/planning-and-development/building-division-permits-section>

I. PERMITS REQUIRED

1. **Building Permit:** Only Self-Contained /All-In-One Generators (no external fuel source) require a Building Permit. Complete a Building Permit Application in its entirety and submit with the documentation listed below (submission instructions can be found on the Building Permit Application form.)
2. **Plumbing Permit** – A Plumbing/HVAC Permit is required for all generator permits *except* self-contained/all-in-one units (see #1 above). Complete a [Plumbing/HVAC Permit Application](#) in its entirety. In addition to the items listed on the application, be sure to provide / consider the following:
 - a. Applications must be filed by a licensed Master Plumber or licensed LP Gas Plumber (for propane installations)
 - b. Gas Test/Line Repair – A pressure test is required for all gas piping – check if applicable
 - c. Generator – List the number of generators being installed and check the applicable fuel type
 - d. Complete the information next to “*Is Propane Gas involved?*”; if yes:
 - o If the propane company is not installing the gas piping, the TOI Master Plumber and TOI Licensed Gas Company must file separate Plumbing/HVAC Permit Applications.
 - o Tanks 420 lbs (100 gallons) or greater (*residential installations*) – A [Fire Prevention System Permit](#) is also required; contact the Office of Fire Prevention at 631-224-5477.
3. **Fees:** The non-refundable [permit fees](#) are due at time of application.
4. **Plans:** Plans should be drawn to scale on an accurate survey or plot plan signed and sealed by a Registered Design Professional (showing curbs, walkways, driveways, landscaping, overhead and underground utilities including drainage and sanitary structures) and include:
 - a. The proposed generator location, size and setbacks. Generators cannot be placed in areas designated as buffers.
 - b. Construction details appropriate to the proposed work
 - c. Means of protecting generator installations from vehicular impact and other potential conflicts.
 - d. If generator will be located in a FEMA Flood Zone, generator must be elevated as per R322.1.6; an Elevation Certificate is required.
 - e. Screening to ensure the generator is properly screened from off-site view and for noise mitigation. Solid panel fencing and evergreen shrubs/trees can be effective mitigation measures.
 - f. Generators are considered Accessory Structures and must meet all applicable zoning requirements.
 - g. Minimum Clearance Requirements – see Exhibit A in Section III.
 - h. Gas Riser Diagram drawn on the Master Plumbers letterhead is required for all gas piping. The diagram must show details of the gas piping, connections to the generator, and be labeled as new, direct replacement or existing.
5. **Manufacturer’s Information:** Provide manufacturer’s catalog cut sheets for the proposed unit and any supplemental equipment; if more than one model is shown, be sure to indicate which cut sheets are for the proposed installation.
6. **NFPA Compliance:** Provide proof of compliance with “NFPA Engines Located Outdoors” as referenced in the current NYS Fuel Gas Code. Identify locations of nearest windows, doors or ventilation inlet points and distance separation to generator installations, for adjacent structures, including neighboring property, when applicable. At the time of this writing, the 2020 NYS Fuel Gas Code references the 2018 version of NFPA 37:
 - 4.1.4 *Engines Located Outdoors. Engines, and their weatherproof housings if provided, that are installed outdoors shall be located at least 5 feet from openings in walls and at least 5 feet from structures having combustible walls. A*

minimum separation shall not be required where the following conditions exist:

1. The adjacent wall of the structure has a fire resistance rating of at least 1 hour.
2. The weatherproof enclosure is constructed of noncombustible materials and it has been demonstrated that a fire within the enclosure will not ignite combustible materials outside the enclosure.

7. Contractors Insurance Certificates:

- a. NYS Workers Compensation Insurance – Town of Islip must be listed as Certificate Holder. Acceptable forms include NYS Form C-105.2, NYS GSI-105.2 (2/02), NYS Form U-26.3, or if exempt, signed & dated NYS Form CE-200.
- b. NYS Disability Insurance – The Town of Islip must be listed as the Entity Requesting Proof of Coverage. Acceptable forms include NYS Form DB-120.1, NYS Form DB-155, or if exempt, signed & dated NYS Form CE-200.

ACORD Forms are not acceptable proof of NYS Worker's Compensation or Disability benefits insurance coverage.

II. REQUIREMENTS AFTER PERMIT ISSUANCE

1. Inspections: Applicant is responsible for scheduling all Building and Plumbing inspections (see the Inspection Process handout on our website). Call the Office of Fire Prevention at 631-224-5477 to schedule System Permit inspections.
2. Electrical Certificate: Electrical Certificates are required prior to final inspection. Please refer to the list of Qualified Inspection Agencies on our website.
3. Final Survey: An as-built survey signed and sealed by a NYS licensed surveyor is required after installation showing the installation, elevation, distances from the dwelling and property lines and screening provided.
4. Noise Mitigation: Applicants are responsible for noise produced by the proposed generator. During operation, if noise complaints are received, homeowner shall be required to provide documentation from an appropriate testing firm that the operating installation conforms with the Islip Town Code, Chapter 35 “Noise”.
5. Generator Maintenance: Exercising of the generator, keeping equipment “at the ready” shall be performed only between the hours of 8am – 6pm, Monday through Friday.

III. EXHIBIT A

