City of Dania Beach
EMERGENCY GENERATORS
Permitting and Installation Requirements Summary
For Single Family and Two Family (Duplex) Zoning Districts

1. Electrical Permit Application
   - Three (3) copies of the Electrical Riser Diagram showing entire service, including transfer switch, all conduit and wire sizes, and over current protection of generator and equipment.
   - Three (3) copies of the Generator Specifications sheet supplied by manufacturer. Specifications must provide length, width and height of generator. Height cannot exceed 5'. A generator shall not exceed 70 db at a distance of 23'.
2. Plumbing Permit Application
   - Three (3) copies of Isometric Riser Diagram showing total length and type of piping, and chart used to size gas system. Also provide generator BTU rating.
3. Three (3) copies of property survey showing the following:
   - Location of proposed generator, including setbacks (drawn to scale) to all lot lines and existing structures. Generators shall not be located in any easement.
   - Location of above ground and underground propane tank(s), including setbacks (drawn to scale) to lot lines and existing structures. Tanks shall not be located in any easement.
   - Generators shall not exceed 5' feet in height. Generators are permitted in a side yard or rear yard if a minimum 10' setback is provided to any side lot line and a minimum 15' setback is provided to any rear lot line; provided, however, a minimum 10' setback shall be provided to any rear lot line adjacent to a public alley. A generator located in an interior side yard and situated between two dwellings shall be positioned to direct exhaust to the rear.
   - Location of above ground liquid propane tank(s) (if applicable). One (1) above ground tank, not to exceed 6' in height and 250 gallons, shall be permitted in the rear yard if a minimum 10' setback is provided to any side lot line and a minimum 15' setback is provided to any rear lot line; provided however, a minimum 10' setback shall be provided to any rear lot line adjacent to a public alley. Up to two (2) above ground tanks, not to exceed a total capacity of 250 gallons, shall be allowed in lieu of one 250 gallon above ground tank. The above ground storage tank(s) shall be screened with an opaque fence at least 6' in height or 6" higher than the top of any portion of the tank(s), whichever is greater.
   - Location of underground liquid propane tank (if applicable). One underground tank, not to exceed 250 gallons, shall be permitted in the front or rear yard if a minimum 25' setback is provided to any street lot line and a minimum 10' setback is provided to any other lot line. Underground liquid propane tanks shall not be permitted in a side yard.
4. Building Permit Application is required if a slab is to be poured.
   - Slab must be a minimum of 4" thick and comply with FBC 1820.5.
   - Provide specifications for generator anchorage for wind loads per FBC 1612.1.2.
   - Verification that the soil beneath will support the slab and generator for all loads per High Velocity Hurricane Zone in accordance with FBC 1818.2.
   - If slab is existing or pre-fabricated, a Building Permit is not required, however, the above requirements must still be met.
5. The generator shall be installed in compliance with floodplain management construction standards (same elevation above grade as the interior 1st floor of the building).
6. Homeowners' Association Approval letter (if applicable).
7. If the value of the project is $2,500 or more, you must record a Notice of Commencement with Broward County Records Division located at 115 South Andrews Avenue, Room 114.

PLEASE NOTE: This is a Summary of Building and Zoning requirements and is not a substitute for the actual Code requirements. Additional information beyond that contained herein may be required in order to ensure a complete review of your Permit Application. Permitting and Installation requirements are subject to change.