

## EMERGENCY/STANDBY GENERATORS COMMERCIAL INSTALLATIONS ONLY



## KELLER FIRE-RESCUE FIRE MARSHAL'S OFFICE

This guideline shall be adhered to when a business or facility within the City limits of Keller proposes to, or is required to install an emergency/standby generator. Installations shall conform to the 2021 International Fire Code, Section 1203 as amended and adopted by City of Keller. This guide does not replace, nor supersede any codes and/or ordinances adopted by the City of Keller, or determinations and positions of the Fire Chief or Fire Marshal.

### **Installation Requirements**

1. Prior to approval of a Stand-By Generator permit, approved plans and a Permit for the generator enclosure is required. The enclosure shall comply with the City of Keller Unified Development Code Section 8.13.
2. The fuel supply shall be dedicated to the generator and not used for any other purpose.
3. Aboveground or underground storage tanks that provide the fuel supply for a generator shall meet the respective guidelines for the installation and a separate permit is required.
4. The prime mover shall meet the requirements of NFPA 110, 2022 Edition.
5. A control panel shall be provided at an accessible location and shall provide provisions for full control of the generator and indicate any alarms or fault conditions.
6. Transfer switches shall be monitored.
7. Generators located within a building shall be in a two (2) hour fire rated room. No other equipment is allowed within this room.
8. Emergency lighting shall be provided when a generator is located within a building.
9. Outside installations and skid mounted generators shall be secured to the foundation. Generators shall be listed in accordance with UL 2200.
10. Ventilation for installations inside buildings shall be supplied from outside.
11. Generators shall be provided with a cooling system.
12. Fuel tanks and fuel supply piping shall be installed and maintained in accordance with NFPA 30, NFPA 37, NFPA 54 and/or NFPA 58, as applicable to the installation.
13. A minimum 3 ft. clearance shall be maintained on all sides of the fuel supply and piping.
14. Condensate drain valve shall be provided on the exhaust piping or the exhaust shall be self-draining.
15. A 2-hour full-load test shall be required.
16. A minimum of one (1) fire extinguisher shall be provided at the generator location.
17. Installations shall be kept free and clear of all combustibile materials.
18. NO SMOKING signs and approved NFPA 704 hazard identification signs shall be posted at the installation as necessary depending upon the specific installation.
19. The Fire Marshal's Office may approve alternate methods and material as needed.

### **Operational Requirements**

Emergency generators shall be inspected and maintained in accordance with Chapter 8 of NFPA 110, 2022 Edition. A written record of inspections shall be maintained on-site.

To expedite the plan review and inspection processes, please refer to the information listed below.

### **Permitting and Submittal Requirements**

1. Indicate the generator type as either Level 1 or Level 2.
2. Indicate the energy source for the generator (LPG, Natural Gas, Diesel, Electric, etc.)
3. Provide a written description of the intent of the installation.

City of Keller Approved Site plan drawing of the site location and conditions, to include:

- a. All buildings and structures
  - b. Fire lanes and fire hydrants
  - c. Location of the generator and generator enclosure with regards to building façade and exits
  - d. Location of the lot lines and distance from the lot lines
4. Building construction drawings if located within the building, to include:
    - a. Construction of the room
    - b. Intake and exhaust air locations of the generator
    - c. Electrical and fuel supply piping
  5. **Digital submittal with of scaled drawing** of the exact type of generator to be installed and indicate all listings and approvals.
  6. Manufacturer's data sheets for the generator, transfer switches, controllers and any other equipment associated with the generator installation.
  7. Electrical on-line drawings and panel board schedules.
  8. Indicate any batteries and battery chargers on the generator for the purposes of charge and/or starting.
  9. Drawings shall be generated by the installing company specific to the removal operation. Drawings shall show plan view and other pertinent information.

The submittal package shall include all above requirements and such requirements shall be identified in the submittal package.

***No generators or equipment may be installed or otherwise manipulated on the site until a Permit has been issued. Any work performed prior to the issuance of this permit may result in a citation being issued for violation of Section 112.4 of the 2021 International Fire Code as Amended and Adopted.***

#### **General Requirements.**

1. Installation, fabrication or otherwise construction of the system is prohibited without approved plans and permit.
2. Each submittal shall have a completed Plan Review Permit Application, Checklist and Signed copy of the executed contract.
3. Plans approved by the Fire Marshal's Office give authorization for construction. Final approvals are subject to field verification. Any approval issued by the Fire Marshal's Office does not release the contractor or property owner from the responsibility of full compliance with all applicable codes and ordinances relating to the construction project.
4. All installations must concur with the approved plans. Any deviation from the approved plans requires a re-submittal to the Fire Marshal's Office.
5. All fire department inspection forms and permits shall be kept in a permit packet on the job site until final inspection.