



Resilient Environment Department
URBAN PLANNING DIVISION

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TECHNICAL BULLETIN No. 2013-6

DATE: JUNE 2013

SUBJECT: UPD ENVIRONMENTAL REVIEW OF PLANS FOR EMERGENCY GENERATORS

PURPOSE: This Technical Bulletin is intended to clarify the procedures for submitting plans and obtaining subsequent approval for emergency generators.

AFFECTED PARTIES: Owners, Developers, Contractors, Mechanical and Electrical Engineers who want to install emergency generators; municipal agencies issuing building permits for residential and commercial projects installing emergency generators.

OVERVIEW: An emergency generator is a standalone electro-mechanical device that produces electricity. It is used when the power from the local electric company grid goes off for an extended period of time due to storms, power plant or substation failure and accidents that result in downed power lines. They come in two types: permanent standby and portable generators. They may both use diesel fuel, gasoline, propane (LP gas) or natural gas to power their engines. They sometimes come with automatic or manual transfer switches that isolate electrical circuits in the building from incoming local electrical service.

DISCUSSIONS: Building owners considering installing and/or replacing an emergency generator should first contact the municipal or county building department having jurisdiction for their project. Each building department may have different requirements for submitting plans and applications to obtain a building permit for the installation and/or replacement of an emergency generator. A Development and Environmental Review Section

approval is required as a prerequisite for a building permit for all permanent installations and temporary installations that will be in use for over 180 days. Single family residences are excluded from this requirement.

SUBMITTING PLANS FOR PRD ENVIRONMENTAL REVIEW APPROVAL

The applicant, owner, contractor or developer must first obtain approval of the plans to be used for submitting their project to a building department to UPD and obtain an Environmental Review Approval Certificate prior to submission to a building department.

In order to apply for a building permit for an emergency generator the applicant must complete a web based electronic application at:

www.broward.org/epermits

Computers are also available at the UPD office. Completed plans and engineering information for the emergency generator including fuel type and tank sizes must be submitted for review and approval. From the website upload plans for review online. Signed and sealed, certified plans and engineering information for the generator must be submitted for review and approval. Plans require a digitally-signed and sealed signature or electronic-signed and sealed signature by the registered professional.

**SUBMITTING PLANS FOR UPD
ENVIRONMENTAL REVIEW APPROVAL
(CONTINUED)**

The applicant must provide the following for review approval:

1. A fuel tank license from the Environmental Permitting Division or sign off from the tank licensing section, if gasoline or diesel fuel is used, and the tank size is 550 gallons or more for above ground tanks or 110 gallons or more for underground tanks.
2. A completed Hazardous Material license application if gasoline or diesel fuel is to be used and the tank size is 549 gallons or less for above ground tanks or 109 gallons or less for underground tanks.
3. The same sets of plans for review that will be submitted to and required by the building department for permit issuance.
4. A digitally-signed and sealed or electronic-signed and sealed survey by the registered professional or surveyor.

**EMERGENCY GENERATORS THAT ARE
EXEMPT FROM ENVIRONMENTAL REVIEW**

Temporary and portable installations that will be in use for less than 180 days and single family residences are excluded from this requirement.

THE UPD ENVIRONMENTAL REVIEW

Review of the plans will include a review of the site and/or existing structure. It may also take into consideration any proposed or existing project or facility which is planned for the site.

The following environmental compliance issues (plus others) will be examined as part of this review:

Surface Water Management
Wellfield Protection
Storage Tank Wetland
Dredge and Fill
Air Quality
Tree Removal and Relocation
Water Resources requirements

When all UPD issues have been addressed and the required licenses/approvals have been issued and impact fees satisfied, UPD will calculate wastewater flows to an approved sanitary sewer system associated with the "installation and or replacement of an "emergency generator" if any" and a review fee will be calculated. An Environmental Review approval is granted. After payment of the UPD review fee is received an Environmental Review Approval Certificate is issued. The building plans and approved fuel storage tank plans (if applicable) must be submitted to the appropriate building department for a building permit within 30 days of the granted approval.

FURTHER INFORMATION: For further information concerning UPD Environmental Review Approval of plans to be submitted for building permits or for questions concerning this technical bulletin, please contact the Urban Planning Division at (954)357-6666 ext 2.