1. Information for Emergency Generator-Building Permit Applicants:
   In addition to the technical requirements listed below, all Applicants for Emergency Generators must comply with all requirements for Building Permits where Board of Architectural Review is not required. Refer to Building Department handout entitled, “INFORMATION FOR BUILDING PERMIT APPLICANTS (Where BAR Not Required).” USE BUILDING PERMIT APPLICATION (NO BAR).

2. Where Board of Architectural Review (BAR) Approval is Required:
   If Board of Architectural Review (BAR) approval is required for fencing or other structures associated with the installation of an Emergency Generator, the Applicant must comply with all requirements where Board of Architectural Review is required. Refer to Building Department handout entitled, “INFORMATION FOR BOARD OF ARCHITECTURAL REVIEW (BAR) APPLICANTS.” USE BOARD OF ARCHITECTURAL REVIEW (BAR) APPLICATION & BUILDING PERMIT FORM.

3. Emergency Generator-Building Permit Fee:
   The Building Permit Fees for Emergency Generator-Building Permits are based on the same Fee Schedule as all other Building Permits (Based on total estimated cost of construction.)

4. Emergency Generator Requirements:
   All Emergency Generator – Building Permit Applications must comply with the provisions in Village Code Section 310-7(S). (See Item No. 5 – next page)
5. **Village Code Section 310-7(S):**

   S. Permanent emergency only generators customarily incidental to the residential use being for the exclusive use of the occupants of such principal or accessory building and their guests, provided that said use is consistent with the public health, safety and welfare of the community are subject to all of the following:

   1. All property owners seeking to install a permanent emergency backup generator must file an application with the Building Department prior to installation. All property owners must also certify to the Building Department that on the date of installation and every five (5) years thereafter the generator has been inspected by an acoustical engineer who has certified that the generator does not exceed 55 decibels as measured from the nearest property line.

   2. Generators must be placed in the principal or accessory building; or in an underground facility constructed purposely to house a generator, or in the rear yard of any property located behind the house and shall be set back twenty (20') feet from the rear and side yard property line.

   3. All permanently installed back up emergency generators shall be placed so as to minimize the visual impact on adjacent properties with the use of appropriate sound attenuating architectural materials and landscaped screening.

   4. The generator shall be used only during electrical power outages and as required by the manufacturer for maintenance purposes. Maintenance operation shall only take place during daylight hours between the hours of 10:00 a.m. and 5:00 p.m., not to exceed once a week for a maximum period of 45 minutes.

   5. The generator shall operate only on liquid propane or natural gas (other fuel sources are not permitted).

   6. Documentation of the noise level of the generator measured from the nearest property line shall not exceed 55 decibels and shall comply with Chapter 205 of this code.

   7. Applicants for a backup emergency generator shall obtain all permits as required under federal, state and local laws including the New York State Uniform Fire Prevention and Building Code and the Scarsdale Village Code.

   8. All generators shall be installed and maintained in compliance with all federal, state and local laws including the New York State Uniform Fire Prevention and Building Code as amended from time to time.

   9. All property owners with a permanent emergency backup generator prior to the effective date of this local law shall be required to certify to the Building Department every five (5) years from the effective date of this local law that their permanent emergency backup generator has been inspected by an acoustical engineer who has certified that the generator does not exceed 55 decibels as measured from the nearest property line.
6. **Separate Electrical Permit Required to be filed by Licensed Electrician:**
   All work related to the emergency generator installation must be completed in compliance with the *National Electrical Code* (NEC), NFPA 70-1999. A separate Electrical Permit **must** be filed by a Westchester County Licensed Electrician.

7. **Separate Plumbing Permit Required to be filed by Licensed Plumber:**
   Application and drawings must include type of fuel to be used to operate the emergency generator. All work related to the emergency generator and fuel source installation must be completed in compliance with the New York State Building Code, the New York State Plumbing Code, and the New York State Fuel Gas Code. A separate Plumbing permit for a fuel gas source **must** be filed by a Westchester County Licensed Plumber. **Note: Fuel Oil is not permitted as a fuel source.**

8. **Requirements for Generator Signs – Residential Code of New York State (RCNYS):**
   Generator signs **are required** in accordance with a Technical Bulletin from the New York State Department of State, Division of Code Enforcement and Administration, Effective Date January 1, 2003 (Copy attached). Source Document 19NYCRR 1220 - Residential Code of New York State (RCNYS), Generator Signs are required to be installed as **required** in the *National Electrical Code* (NEC), NFPA 70-1999, referenced standard in the Residential Code of New York State (RCNYS) as follows:
   - **NEC Section 700-8(a), Emergency Sources:**
     A sign shall be placed at the service entrance equipment indicating type and location of on-site emergency power sources.
   - **NEC Article 700 – Emergency Systems. Section 700-1:**
     Emergency systems are those systems legally required and classed as emergency by municipal, state, federal, or other codes, or by any governmental agency having jurisdiction.

9. **Certification Requirements for MAXIMUM NOISE LEVEL of 55 Decibels:**
   - Upon completion of the project (prior to the issuance of a Certificate of Occupancy), a Certification of Compliance with the Maximum Noise Level of 55 decibels must be filed with the Building Department as per Village Code Chapter 205.
   - Persons conducting noise measurements for Certification of Compliance with Chapter 205 shall be trained in the techniques of sound measurement and the operation of sound level meters and instruments and certified to perform the testing in accordance with the American National Standards Institute (ANSI) specifications.
   - All measurements shall be made with a sound level meter which is in conformance with the American National Standards Institute (ANSI S1.4) specifications.