



**TOWN OF ISLIP
DEPARTMENT OF PLANNING AND DEVELOPMENT
DIVISION OF BUILDING**

One Manitton 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

C Generator Permit Requirements – COMMERCIAL

Links to documents and webpages are found throughout this document. They can also be found on our website:

Building Division - <https://islipny.gov/departments/planning-and-development/building-division-permits-section>

Engineering Division - <https://islipny.gov/departments/planning-and-development/engineering-division>

I. GROUND MOUNTED GENERATORS (COMMERCIAL ONLY)

1. Site Plan Approval – Ground mounted generators on commercial properties require site plan approval from the Engineering Division. Please submit a [Site Plan Application](#) to Engineering prior to applying for the requisite permits – please reference the [Electronic Submittal Process – Engineering Division](#) instructions.

In addition to the requirements listed on the Site Plan Application, be sure to provide / consider the following when submitting your application to Engineering:

- a. Site Plan: Provide a site plan of the area within 75’ of any disturbance to be caused by the proposed installation. Include to scale:
 - The proposed generator location, curb, walk, landscaped areas, pavement, parking, overhead and underground utilities including storm drainage and sanitary structures. Note: Generators cannot be installed in areas designated as buffer areas.
 - Construction details appropriate to the proposed work.
 - Means of protecting generator installations from adjacent vehicular access areas and other potential conflicts.
 - Visual screening is required to ensure the generator is properly screened from off-site view and for noise mitigation. Solid panel fencing and evergreen shrubs/trees are effective mitigation measures.
 - Minimum Clearance Requirements – see Section IV.
 - Generators are considered Accessory Structures and must meet all applicable zoning requirements.
- b. Manufacturer’s Information: Provide manufacturers 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. Cut sheets should sanction the location for the proposed installation.
- c. 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 properties if 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.*

2. Permits Required – After receiving Site Plan Approval, you may submit the applicable permit applications:

- a. Building Permit – Complete a [Building Permit Application](#) in its entirety; if the generator is in conjunction with other construction, you can include the generator on the same Building Permit application. On the application, under *Other*, indicate whether it’s a rooftop or ground mounted generator.
 - i. Provide all documentation listed under Section II, 1.a.
 - b. Plumbing/HVAC Permit – Follow the requirements listed on the [Plumbing/HVAC Permit Application](#); in addition to the items listed on the application, be sure to provide / consider the following:
 - i. Plumbing applications must be filed by a licensed Master Plumber or licensed LP Gas Plumber.
 - ii. Gas Test/Line Repair – A pressure test is required for all gas piping-check if applicable.
 - iii. Generator – List the number of generators being installed and check the applicable fuel type.
 - iv. Gas Riser Diagram drawn on Master Plumbers letterhead is required for all gas piping. The riser diagram must show details of the gas piping, connections to the generator and be labeled as new, direct replacement or existing.
 - v. 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 A Fire Prevention System Permit (Tank Installation) is also required (see below).
 - c. Fire Prevention System Permit (for propane installations only): [Fire Prevention System Permits](#) should be filed at the Office of Fire Prevention (631-224-5477); this Fire Prevention Application can be filed simultaneously with the Building Division Plumbing/HVAC Permit Application.
3. Fees: The non-refundable Building and Plumbing [permit fees](#) are due at time of application, For the System Permit fee schedule, please check with the Office of Fire Prevention.
4. 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.***
5. Requirements after Permit Issuance – See Section III.

II. ROOFTOP GENERATORS (COMMERCIAL ONLY)

1. Permits Required: Commercial rooftop generators require the following permits:
 - a. Building Permit – Complete a [Building Permit Application](#) in its entirety; if the generator is in conjunction with other construction, you can include it on the same Building Permit Application. On the application, under *Other*, indicate whether it’s a rooftop or ground mounted generator. In addition to the requirements listed on the Building Permit Application, be sure to provide / consider the following when submitting your application to the Building Division:
 - i. Survey: An accurate survey less than 1-year old, signed and sealed by a licensed surveyor.
 - ii. Architectural Elevation Approval: Visual screening is required to ensure the generator is properly screened from off-site view and for noise mitigation. Planning Division approval is required for screening of the generators - please submit an [Architectural Elevation Review Form](#) to Planning for approval.
 - iii. Structural Plans: Signed and sealed structural plans are required, certifying that the roof can hold the weight of the generator(s).
 - iv. Manufacturer’s Information: Provide manufacturers 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. Cut sheets should sanction the location for the proposed installation.

- v. 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 properties if 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.*

- b. Plumbing Permit – Complete a [Plumbing/HVAC Permit Application](#) in its entirety and submit simultaneously with the Building Permit Application. In addition to the requirements listed on the Plumbing/HVAC Permit Application, be sure to provide / consider the following when submitting your application to Building:
 - i. Plumbing applications must be filed by a licensed Master Plumber or licensed LP Gas Plumber.
 - ii. Gas Test/Line Repair – A pressure test is required for all gas piping - check if applicable.
 - iii. Generator – List the number of generators being installed and check the applicable fuel type.
 - iv. Gas Riser Diagram drawn on Master Plumbers letterhead is required for all gas piping. The riser diagram must show details of the gas piping, connections to the generator and be labeled as new, direct replacement or existing.
- v. 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 A Fire Prevention System Permit (Tank Installation) is also required (see below).
- c. Fire Prevention System Permit (for propane installations only): [Fire Prevention System Permits](#) should be filed at the Office of Fire Prevention (631-224-5477); this Fire Prevention Application can be filed simultaneously with the Building Division Plumbing/HVAC Permit Application.

2. Fees: The non-refundable Building and Plumbing [permit fees](#) are due at time of application, For the System Permit fee schedule, please check with the Office of Fire Prevention.

3. 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.

4. Requirements after Permit Issuance – See Section III.

III. REQUIREMENTS AFTER PERMIT ISSUANCE

1. Inspections: Applicant is responsible for scheduling all [Building, Plumbing](#) and Fire Prevention inspections, as well as [Engineering](#) Inspections for Ground Mounted Generators (see the Inspection Process handouts on our website).
2. Electrical Certificate: Electrical Certificates are required prior to the final inspection; please refer to the list of [Qualified Inspection Agencies](#) on our website.
3. Final As-Built Survey – An accurate survey, signed and sealed by a NYS licensed surveyor, showing structures and site improvements upon completion of construction and site work. If this work is in conjunction with other construction, the “Final Survey” shall include ridge heights and dimensions of structures; heights of perimeter improvements (fences, walls, etc.); distances from structures and perimeter improvements to property lines; road improvements abutting the site; size and location of any installed drainage structures; final site grading;

elevations (referencing NAVD 88) of finished first floors, garage floors, drain inlets, driveways, retaining walls, decking, patios and road improvements (curbing, pavement, sidewalks, drainage structures, etc.).

4. **Noise Mitigation** – Applicants are responsible for noise produced by the proposed generator. During operation, if noise complaints are received, applicant 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 the equipment “at the ready” shall be performed only between the hours of 8am-6pm, Monday through Friday.

IV. EXHIBIT A

