



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

One Manitton Court, Islip, New York 11751

Administration.....631-224-5464	Plumbing.....631-595-3756
Permits.....631-224-5466	Records/Inspections...631-224-5470
Plans Examiner.....631-224-5467	Zoning.....631-224-5438

R Generator Permit Requirements* – RESIDENTIAL

***Residential Generators require a Plumbing Permit; no separate Building Permit is required**

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

APPLICATION TYPES:

1. NATURAL GAS Installations: Complete a Plumbing/HVAC Permit application, select *Generator/Gas*.
2. PROPANE GAS Installations: If the propane company is not doing the gas piping, the licensed plumber should file the gas piping permit, the licensed LP gas plumber would file the propane permit. The gas piping application should be filed prior to or in conjunction with the propane permit.
 - a. Tanks less than 420 lbs (100 gallons) – The Master Plumber or Gas Propane Licensee (if they are connecting the gas piping) should complete and file a Plumbing/HVAC Permit application, with the following items checked off under Permit Type:
 - *Gas Test/Line Repair* – Indicate 1 under quantity (unless multiple generators)
 - *Generator* – indicate quantity of generators and check off *Gas*
 - *Propane Tank Install* – indicate quantity of tanks being installed
 - b. Tanks 420 lbs (100 gallons) or greater – The Plumbing Department permits the gas piping and gas test, but in this case the Fire Marshal issues the permit for the Propane Tanks. The Master Plumber or Gas Propane Licensee (if they are connecting the gas piping) should file the following applications:
 - i. Plumbing/HVAC Permit application with the following items checked off under Permit Type:
 - *Gas Test/Line Repair* – Indicate 1 under quantity (unless multiple generators)
 - *Generator* – indicate quantity of generators and check off *Gas*
 - ii. [Fire Prevention System Permit – Tank Installation](#) application with the Fire Marshal’s office (631-224-5477) for the propane tanks.
3. Residential installations involving no external fuel source: Self-contained /all-in-one generators do not require a plumbing permit. Zoning Department review of the proposed placement is required.

SUBMISSION REQUIREMENTS:

1. Application: See above to determine appropriate application permit type. The application must be signed, notarized *and* filed by a licensed Master Plumber or licensed LP Gas Plumber (in cases involving Propane Tank installations), in addition to the property owner. Insurances must be current for the duration of the application, and Town of Islip must be listed as additional insured.
2. Method of submittal (for Fire Prevention System Permits, check with the Fire Prevention webpage):
 - a. Electronic Submittal (preferred) – Please refer to the [Building Permit – Electronic Submittal Process](#) flyer on our website. No hardcopies of documents are required with the initial electronic submission unless otherwise referenced in the flyer. Our staff will advise you on the total number of hardcopy documents required prior to permit issuance.

- b. Hardcopy Submittal – Please refer to our website for [Application Requirements](#) submittal process currently in effect. Submit one copy of each required document upon submission. If additional copies are required, we will notify you prior to permit issuance.
3. Filing Fee: The non-refundable [permit fee](#) is due at time of application.
4. Survey: An accurate survey, signed and sealed by a licensed surveyor is required.
5. Proposed Plan and Zoning Conformance: The location, size, setbacks, vehicular protection and screening of the proposed generator should be shown on the survey, to scale. Generator must be screened from off-site view (solid panel fencing and evergreen shrubs/trees are effective for visual screening and noise mitigation). Before making an application, please confirm the proposed installation complies with Town Code (residential generators are considered Accessory Structures). Generator installations are not allowed to be placed in buffer areas.
6. Installation Conflicts: Identify any potential conflicts within project area, including, but not limited to utilities (i.e. cable, telephone, gas, sanitary systems or storm drainage components).
7. Riser Diagram: A gas riser diagram on the Master Plumbers letterhead is required. It must show details of the gas piping with connections to the generator, and be labeled as new, direct replacement or existing. Pressure tests are required.
8. Manufacturer’s Information: Provide manufacturer’s catalog cut sheets identifying the specific unit proposed as well as any supplemental equipment proposed.
9. NFPA Compliance: Provide proof of compliance with NFPA Engines Located Outdoors as referenced in the 2020 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 property, when 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.*

AFTER PERMIT ISSUANCE:

1. Inspections: The plumber must schedule all inspections with the Town of Islip Records Department. (For any System Permit issued by the Fire Prevention Office, please contact them directly to schedule inspections).
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. 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 to Chapter 35 “Noise” Town Code.
4. Generator Maintenance: Exercising of the generator, keeping the equipment “at the ready” shall be performed only between the hours of 8am to 6pm.