

Residential Standby Generators

Need to submit

1. Building permit application
 - a. Fill out building application form to completion
 - b. Provide 2 copies of information sheets that contain manufacturers product information for the generator, fuel tank if larger than 110 gallons, transfer switch as well as associated equipment information.
 - c. Provide diagram of piping and components for the connection to the gas meter.
 - d. Provide OSFM fuel storage tank permit if standby generator fuel tank is access of 110 gallons.
 - e. Provide 2 copies of wiring diagram to show how generator ties-in to existing electrical service and circuits and provide 2 copies of natural gas piping diagram.
 - f. Provide 2 copies of plat of survey marked to identify the location of generator to include the dimensions of the generator pad and distance from home and other surrounding buildings, structures or air conditioning units.
2. Procedure steps
 - a. It is applicant's duty to ensure their Homeowners Association (if applicable) written approval before starting work. This is **not** performed by the City of Sandwich.
 - b. Submit everything from above
 - c. Approval will be given/ denied from the building department and applicant will be informed of decision.
 - d. A permit fee of \$75.00 must be paid. (Residential Alterations)
 - e. All utility inspections are to be arranged and verified by applicant.
 - f. Inspections needed by City of Sandwich. Applicant **MUST** make these calls to set up inspections
 - i. A slab inspection that will have forms in place and tamped base.
 - ii. Final inspection/ After equipment is installed and tested.
 - iii. It is applicant's duty to inform all utility companies and to provide their inspection reports at final inspection to the Sandwich building department. Call for final inspection. A knowledgeable person must be onsite to answer questions about the installation.

All standby generators shall comply with the following standards and regulations.

1. The person accepting the submittal at City Hall will only determine whether all the documentation has been provided and cannot issue the building permit. Do not begin construction before receiving a permit. The penalties for constructing without a building permit are a doubling of the permit fee and the possible court order for removal of the completed work.

City of Sandwich
Building Department
144 E. Railroad Street
Sandwich IL 60548
815-786-8802

2. Gasoline and natural gas generators emit noxious contaminants and require that building intake openings (mechanical and gravity) to be a minimum of 10' from such hazards. R.303.4.1 IRC2006
3. Utility easements give the utility companies the right to remove any structure from the easement at the expense of the property owner if maintenance or other work is required. On occasion, it may be necessary for you to obtain written approval from the utility companies before the City issues a building permit.
4. State law requires you to call J.U.L.I.E. (811 or 800-892-0123) before any digging project.
5. No Generator will be allowed in the front yard.
6. Sandwich has adopted the IRC Code 2006 and NEC Code 2017

Miscellaneous:

1. Generally speaking, the front yard is the area between the side property lines and from the front property line to the house foundation. The side yards are the areas from the house foundation to the side property line on both sides of the house. The rear yard would be the area between the side property lines and from the rear property line to the house foundation.
2. Your subdivision may have restrictive covenants that limit or even prohibit standby generators on your property. It is the owner's sole responsibility to ensure compliance with the covenants.