



CITY OF TAMPA

Pam Iorio, Mayor

Business and Housing Development

Construction Services Center

CSC POLICY & PROCEDURE

POLICY No. 2006 – 04: Permanently Installed Emergency Generators Revised 5-27-09

REFERENCE: City of Tampa Code Chapter 27- 146

PURPOSE:

The purpose of this policy statement is to establish a clear procedure for determining proper setbacks for installation of emergency generators, particularly on single family residences.

BACKGROUND:

The City of Tampa does not specifically name emergency generators in the zoning code. Because generators were considered noisy and intrusive, zoning administrators had determined that generators should meet principal structure setbacks. It has been determined that many permanently installed generators are no more intrusive than air conditioning condensing units, and typically are not used except in emergency conditions.

STATEMENT:

Land Development Coordination has determined that emergency generators shall meet the requirements of Chapter 27-146. This section of the zoning code regulates the placement and required setbacks of air-conditioning and pool equipment from property lines.

PROCEDURE:

Note: The Florida Building Code - Electrical Volume and the manufacturer's instructions must be followed for correct installation, and careful attention must be paid to clearances required by the manufacturer's instructions.

Residential Use:

Setbacks

For single-family residential uses, generators shall not be permitted in front of the principal structure. The generator may be placed in the corner, side, or rear yard provided the following setbacks * are maintained:

Corner	11 feet
Side	3 feet
Rear	3 feet

*Flood Zones: If installed on an elevated structure higher than 36", generator needs to meet main structure setbacks. Refer to City of Tampa Zoning Code, Chapter 27 for additional information on setbacks.

Fuel Tanks and Detectors

If above ground or underground fuel tanks are to be used to power the generator, then review and approval by the Fire Marshal's office is required. The installation of a carbon monoxide (CO) detector is strongly recommended, if the generator is placed in a location where the exhaust fumes can enter the building.

Commercial Use:

All commercial emergency generator installations must be submitted for site and building plan review and approval.

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