

This Guide is provided to assist you when applying to install a backup generator.

The installation of back-up generators whether for residential purposes or for emergency purposes due to the use of the building can be problematic. Although these generators are only used when needed there is also a requirement for regular testing which can occur monthly, depending on the reason for the installation. This testing can be intrusive to neighbouring properties for both noise and exhaust. The following requirements are an attempt to minimize this intrusion onto adjacent properties plus the building it is being installed to benefit whether for testing or the need arises. In the event of power failure residence typically need to open their windows to provide ventilation to their homes and with exhaust and noise not properly mitigated this can cause undue hardship to all adjacent properties. This situation can also lead to health issues for adjacent properties especially for those with any type of breathing disorder.

You will require the following in order to apply for a permit to install a backup generator:

- 3 copies of a site plan showing the location of the generator in relation to all property lines, buildings and other structures on the site. Site plan is also to include locations and distances to buildings on adjacent properties.
- 3 copies of the electrical plan with single line drawing and specifications for the generator and transfer switch.
- Manufacturers Specifications of the generator including estimated noise ratings. An Acoustical Engineers sealed report will be required if the siting is in proximity to residential buildings or residential neighbour hoods.
- 3 sets of plans are required that include the design, details and specifications indicating:
 - Quantities and types of liquids to be stored,
 - Distance of the generator from property lines, buildings, other tanks and exposures,
 - Locations of buildings on adjacent properties,
 - Types of building on adjacent properties (ie. House, garage, office, etc.),
 - Openings for ventilation and access for building on this plus adjacent properties,
 - Fire hydrant locations,
 - Piping details, if applicable,
 - Emergency vehicle access,
 - Vehicle impact protection,
 - Generator and its supports,
 - Venting – pipe location, diameter and height (normal and emergency vents),
 - Tanks for temporary generator shall be listed and be of double-wall construction or other provided with secondary containment (provide manufacturer's specification sheets).
 - Hazardous materials signs

Note: one set of these plans is for Fire Department use

- BC Building Code Schedule B's and copies of liability insurance for each Professional Engineer working on the project (e.g. Structural, Geotechnical, Mechanical, etc.). All in-ground tanks require a Geotechnical and Structural Engineer.

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- If your property is located in the floodplain, your Professional Engineer will have to specifically address uplift and flood water.

Note: Storage tanks and spill containment is to comply with the Current Edition of the BC Fire Code

The following forms are available at the Inspection Service Department counter or on our web site - <http://www.mapleridge.ca/184/Building> . Forms must be completed when submitting your plans for approval.

- Zoning Checklist (the zoning of your property can be obtained from the Planning Department or via "Ridgeview Online Mapping" on the City's website.
- Residential Building Permit Application
- Owners Acknowledgement of Responsibility for Simple Buildings
- Letter of Authorization – General Form

PLEASE NOTE:

You will be required to have a legal survey certificate on site when calling for your foundation inspection for the generator support slab. This survey must be obtained from a BC Land Surveyor. If the property is one acre or more this survey may not be required. You will be advised at the time you pick up your permit.

If your property is on a septic system, the following additional information is required:

Provincial "Sewerage Regulation" compliance must be obtained and verified by an "authorized person" acceptable to the City (e.g. Civil Engineer or registered on-site waste water practitioner). This is required to ensure that neither the installation of nor the construction process involved in installing the generator will negatively impact the operation of the septic system.

For information on Registered Onsite Wastewater Practitioners, contact the Applied Science Technologists & Technicians of BC at 604-585-2788 or visit their website at: <http://owrp.asttbc.org> The Association of Professional Engineers and Geoscientists currently have a searchable directory of their members on their website at www.apeg.bc.ca .

**** IN ADDITION TO THE REGULAR INSPECTIONS, AN ADDITIONAL FIELD REVIEW FOR THE 1st GENERATOR TEST AFTER THE GENERATOR HAS BEEN INSTALLED IS REQUIRED. PLEASE CONTACT THE BUILDING DEPARTMENT AT 604-467-7311 TO SCHEDULE THE INSPECTION AND MAKE ARRANGMENTS WITH THE INSPECTOR.**