



CITY OF GROSSE POINTE WOODS

20025 Mack Plaza Drive
Grosse Pointe Woods, Michigan 48236-2397

BUILDING DEPARTMENT

Phone 313.343.2426 – E-mail: building@gpwmi.us

GENERATOR APPLICATION - COVER PAGE

(Electrical & Mechanical Applications required by Licensed Contractors)

Application is hereby made, under the provisions of the Grosse Pointe Woods Generator Ordinance, Sections 8-460 thru 8-470 for the installation of a generator as follows:

GPW LOCATION: _____ DATE: _____

OWNER: _____

ADDRESS: _____

PHONE# _____ E-MAIL: _____

CONTRACTOR (Business name): _____

ADDRESS: _____

PHONE# _____ E-MAIL: _____

BELOW ITEMS MUST BE SUBMITTED WITH THIS APPLICATION (Checklist)

- 1) Electrical & Mechanical Application: *Must be licensed contractor*
- 2) Dimensional Site Plan/Drawing/Survey:
 - * Show location of proposed generator, include dimensions and measurements,
 - * Carefully read Ordinance sections 8-460 thru 8-470 for placement/landscaping requirements (att 'd).
- 3) Generator/Model Specs Sheet/s:
- 4) Transfer Switch Warning:
- 5) Neighbor Approval (**if applicable**):

Applicant Signature

Date

Office Use Only

() Approved () Denied - _____

Building Inspector's Signature

_____/_____/_____
Date

Date

ORDINANCE #886

AN ORDINANCE TO AMEND CHAPTER 8 BUILDINGS AND
BUILDING REGULATIONS, ARTICLE XVI EMERGENCY
ELECTRICAL GENERATORS, TO MODIFY SEC. 8-463
PERMANENT LOCATION, TO ALLOW SIDEYARD PLACEMENT BASED ON
CERTAIN REQUIREMENTS

THE CITY OF GROSSE POINTE WOODS ORDAINS•

ARTICLE XVI. - EMERGENCY ELECTRICAL GENERATORS

Sec. 8-460. - Installation and definition.

Emergency generators may be permanently installed and utilized in all residential zoning districts within the city, subject to the terms and conditions set forth in this article. This article regulates permanently installed emergency generators, defined as a generator that is intended to remain outside of a residence for a lengthy or continuous period of time, regardless of the length of time of any power outage, as opposed to portable generators.

(Ord. No. 860, 2-23-2015)

Sec. 8-461, - Permit required.

Permits shall be obtained from the city building department prior to the commencement of any construction or installation of a generator. Applicants shall submit two copies of the following:

- (1) The application form, and the permit fee, that may be modified by the council by resolution periodically.
- (2) A dimensioned site plan indicating compliance with this section and the manufacturer's specifications.
- (3) The manufacturer's specifications/cut sheets for the generator, the ATS (automatic transfer switch) and any fuel storage tanks, showing listings from a nationally recognized testing laboratory.

(Ord. No. 860, 2-23-2015)

Sec. 8-462. - Final inspection,

As soon as construction of a generator has been completed, a final inspection shall be requested by the applicant to ensure compliance with all terms and conditions of this article, and the generator shall not be used prior to receiving final inspection approval.

(Ord. No. 860, 2-23-2015)

Sec. 8-463. - Permanent location.

(I) Generators shall be considered a permitted use when located in the rear yard. The location of generators in the rear yard are the preferred location of the city. However, if no suitable rear yard location is available, the building department may permit the generator to be placed in the side yard, as rearward as practical. Applicable requirements shall be met for any installation, All generator(s) shall be opaquely screened from adjacent properties and public ways with landscaping or fencing as approved by the building department.

If placed within the side yard, the following shall apply:

- (a) The unit(s) shall be located within two feet of a residential structure. The building department may grant an exception based on proof of a physical hindrance such as existing utility lines, openable doors or windows or exterior equipment.
- (b) The unit shall not be permitted to be placed directly across from a bedroom on the first floor of the neighboring residence, unless the neighbor approves, in writing. The applicant shall provide correspondence from the neighbor(s) whose residence abuts the side yard in question, indicating approval of the location that is across from the neighbors first floor bedroom. If the neighbor is unwilling to provide such correspondence or is not otherwise available, the applicant shall submit a letter indicating efforts to obtain such correspondence and shall seek a variance as specified within this section.
- (c) The placement of a unit in other side yard locations may be approved by the building department without the need for neighbor approval.

(Ord. No. 860, 2-23-2015)

Sec. 8-464. - Enclosure; production of sounds; service doors; exhaust gases.

- (a) The generating unit and muffler must be enclosed within a sound attenuated cabinet. The enclosure service doors on the cabinet must be locked to prevent access by unauthorized persons.
- (b) Sound produced at full load is to be less than 85 dBA as measured at any and all property lines,

(Ord. No. 860, 2-23-2015)

Sec. 8-465. - Fuels.

Acceptable fuels include natural gas, gasoline or diesel. Connections made to a natural gas line of a residence must be in accordance with all applicable codes. Other fuel sources must meet all state and local code requirements. Portable fuel sources are not permitted,

(Ord. No. 860, 2-23-2015)

sec, 8-466, - Electrical.

Only a fully automatic transfer switch (ATS) gear (double throw disconnect switch gear) is to be installed. Transfer panels must be locked to prevent unauthorized access to the switch gear. Panels must be approved by a recognized certification agency, such as UL or CSA, and must comply with all applicable electrical requirements adopted by the State of Michigan and the City of Grosse Pointe Woods. A warning sign shall be placed at the service entrance equipment indicating type and location of an on-site emergency power source.

(Ord. No. 860, 2-23-2015)

Sec, 8-467. - Maintenance.

Property owners are responsible for keeping the electrical installation and operation within all applicable code and ordinance requirements. Automatic maintenance exercise testing is limited to not more than ten minutes each week, Monday - Friday, between the hours of 9:00 a.m. - 6:00 p.m.

(Ord. No. 860, 2-23-2015)

Sec, 8-468. - Landscaping.

Appropriate landscaping must be installed around a generator unit in order to screen the unit and to assist in muffling or reducing sound levels.

(Ord. No. 860, 2-23-2015)

sec. 8-469. - Use.

Generators are to be used only in emergencies where the normal power source to the residence has been disrupted. As soon as normal power has been restored, the owner shall cease operation of the generator.

(Ord. No. 860, 2-23-2015)

Sec. 8-470. - Appeals.

Permit denials may be appealed to the city council based on an appeal fee of \$250.00 that may be modified by the council by resolution periodically. Adjoining property owners shall be notified of the appeal by regular mail within seven days prior to the hearing. In determining whether or not to grant an exception to the requirements of the article, the city council may consider the following:

- (1) The practical difficulties faced by the applicant in adhering to the requirements of the article.
- (2) The nature and extent of any adverse impact upon adjoining properties and the surrounding neighborhood.
- (3) Whether or not approval based on conditions will appropriately minimize the impact of the request to adjoining property owners.

(Ord. No. 860, 2-23-2015)

Secs. 8-471—8-500. - Reserved,

First reading: 12/21/20
Second reading: 01/04/21
Published in GPN: 12/31/20
Adopted: 01/04/21
Effective: 01/24/21
Date Posted: 01/22/21



CITY OF GROSSE POINTE WOODS

20025 Mack Plaza Drive

Grosse Pointe Woods, Michigan 48236-2397

BUILDING DEPARTMENT

Phone 313.343.2426 – E-mail: building@gpwmi.us

Generator Placement Approval

I, _____ residing at _____

hereby approve my neighbor at _____ to install a generator in their side yard directly across from our home's first floor bedroom provided that it is in compliance with the Grosse Pointe Woods Generator Ordinance.

Print Name

____/____/_____
Date

Sign Name

Sec. 8-463 (b)

The unit shall not be permitted to be placed directly across from a bedroom on the first floor of the neighboring residence, unless the neighbor approves, in writing. The applicant shall provide correspondence from the neighbor(s) whose residence abuts the side yard in question, indicating approval of the location that is across from the neighbor's first floor bedroom. If the neighbor is unwilling to provide such correspondence or is not otherwise available, the applicant shall submit a letter indicating efforts to obtain such correspondence and shall seek a variance as specified within this section.