



## 2023-2025 GENERATOR PERMIT SUBMITTAL CHECKLIST

This submittal checklist is required to be completed by the applicant prior to submittal with all applicable sheets identified in columns provided and will be used to ensure that all items and sufficient detail are included before accepted for review.

All construction drawings shall comply with the minimum requirements of the following codes effective January 1, 2023

PLEASE NOTE: THE CITY OF SOUTH LAKE TAHOE IS DESIGNATED AS VERY HIGH FIRE HAZARD SEVERITY ZONE

- |  |   |
|--|---|
| 2022 California Residential Code (CRC) | 2022 California Fire Code (CFC)                             |
| 2022 California Plumbing Code (CPC)    | 2022 Residential and Non-Residential Energy Standards (T24) |
| 2022 California Mechanical Code (CMC)  | 2022 CAL Green  |
| 2022 California Electrical Code (CEC)  | City Ordinances and State Laws                              |

### DESIGN CRITERIA

- |   |   |
|---|---|
| Minimum soil bearing 1,500 PSF<br>Ground Snow Load: 150 PSF<br>Seismic Design Category: D<br>Frost Line Depth: 18 inches<br>Climate Zone: 16<br>Ice Barrier Underlayment Required | Wind Design Speed (ASCE 7-10): <ul style="list-style-type: none"> <li>Risk Category 1: 110 mph</li> <li>Risk Category 2: 120 mph</li> <li>Risk Category 3: 130 mph</li> <li>Risk Category 4: 130 mph</li> </ul> Termites: Yes |
|---|---|

### DIGITAL PLAN REVIEW SUBMITTAL REQUIREMENTS

All submittals must be complete and correct before they are submitted. If they are not, they will be rejected during the processing stage. Use this checklist as your guide. All documents must be in PDF format, clearly labeled and uploaded via our online [webportal](#). See our [Plan Check Electronic Submittal Guide](#) for more information (<https://www.cityofslt.us/1236/Plan-Check-Electronic-Submittal>), which also provides a direct link to the webportal). Click link(s) for City specific [Building Design Criteria](#) and [Local Adoptions](#)

Applicant Use:  
 Included    N/A

Staff Use Only:  
 Included    Missing

## Project Intake Completeness Checklist

**PDF #1 - All city applications and checklists combined into one (1) single PDF by applicant.**  
 File to be named: Address\_Permit#\_PC1\_CityApp

PDF #1 - Application

		Generator Permit Submittal Checklist	This Form		
		Permit Application			
		Credit Card Authorization Form			

**PDF #2 - All plan sheets combined and in order on one (1) single PDF by applicant**  
 File to be named: Address\_Permit#\_PC1\_Plans

PDF #2 - Plans

		100% Complete Construction Drawings and Specifications, cross-referenced and coordinated among all disciplines (to scale 24" x 36"). If not a QE, include existing and proposed coverage table clearly noted on the Site Plan/Page 1 of the plan set		
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**PDF #3 - Supporting Documents on one (1) single PDF with cover page by applicant**  
 File to be named: Address\_Permit#\_PC1\_SupDocs

PDF #3 - Supporting Documents

		Cover Sheet for Supporting Documents (filled out by applicant)	<a href="#">Click here for link</a>		
		Generator manufacturer installation instructions/ specifications			
		Transfer Switch manufacturer installation instructions/ specs			
		NEC load calculations based on use			
		Liberty Letter of Approval or stamps on plans			
		Acoustical Analysis - Noise level not to exceed: <ul style="list-style-type: none"> <li>7:00 am – 10:00 pm: 55 Hourly Leq DB</li> <li>10:00 pm – 7:00 am: 45 Hourly Leq DB</li> </ul>			
		HOA Approval Letter (if applicable)			

**PDF #4 - TRPA applications and supporting TRPA documentation on one (1) single PDF by applicant**  
 File to be named: Address\_Permit#\_PC1\_TRPA

PDF #4 - TRPA

		TRPA <a href="#">Qualified Exempt</a> OR <a href="#">TRPA Residential Application**</a> <a href="#">Examples of Exempt/Non-Exempt Generator Projects</a>	Click on applicable link		
		**Following three items are required ONLY if not Qualified Exempt project			
		BMP Calculation Spreadsheet (Required to be in Color)	<a href="#">Click links here &amp; here</a>		
		Findings - required for all Add/Modify/NSFD Projects	<a href="#">Click here for Link</a>		
		Coverage and Land Capability Verification required for all Add/Modify/NSFD Projects **			
		Site Assessment or TRPA Stamped Plans Required			

## Construction Document Completeness Checklist - Sheet Numbers to be Completed by Applicant

1. General Information (Cover Sheet)	Sheet #
Project name, address and Assessor Parcel Number (APN); project owner's name, address and phone number; name, title, address, phone number of design professional	
List of current applicable codes	
Detailed description of scope of work	
Location of generator, Transfer Switch, raceways, and fuel gas piping to/from the unit. Surface or material the generator will be mounted or placed on; provide dimensions of all structures and property lines	
The brand, model, KW out-put of generator to be installed	
Equipment/pad anchoring specifications: Generator slab type, thickness, and anchoring information <b>Note:</b> Generator locations will be reviewed by Planning. Consideration of setbacks, easements, property lines are factors necessary to be considered for placement. Call (530) 542-6010 for information.	
Clear work space at all electrical service panels and gas meter Snow Shed enclosures adjacent to generator	
Type of fuel supply for generator. If adding/changing gas lines, include an independent gas schematic showing length of each pipe, dimension of each pipe, and BTU's of each appliance on that line, starting at main. Include the total length of each branch	
The brand, model, and specifications of the Transfer Switch to be utilized	
Signs: Required signage for panels, disconnects, transfer switches, etc., and Permanent labels with red background and white lettering, lettering minimum 3/8" in height, and resistant to fading	
2. Electrical Single Line Diagram:	Sheet #
Amperage size and location of the main electrical panels and subpanels	
Grounding/bonding conductor, sizes/types for structure (main ground, water bonding, gas bonding, etc.)	
Size of conductors and size/material of raceway(s) used from generator to Transfer Switch and power source.	
Grounding and bonding requirements for separately derived systems	
Equipment grounding conductor size, type, and location for circuits and module/rack grounding	
Size/dimensions of the generator (length, width, height)	
Disconnect types, sizes, NEMA rating and locations. <b>Note:</b> A generator disconnect is required within 3' of the main service.	
Readily accessible disconnect, lockable in the open position and located within line of sight of the building or structure supplied	
If generator is placed inside a structure it is required to be listed for interior installations. Specify exhaust system and ventilation requirements	
Location of all smoke and carbon monoxide detectors and if they hardwired or battery type	
If Applicable: Show locations and provide installation details for all embedded hardware and reinforcing steel. Include a note that all embedded hardware requires an inspection to check depth of hole, cleanliness, and epoxy type.	
If Applicable: Structural Plans, including Foundation Plan, Framing Plan with section drawings, Floor Framing Plan , Shear Wall Plan with schedules, Roof Framing Plan, section drawings, and all structural details as appropriate	
If Applicable: Any shelter generator construction details for construction	

**I confirm that I am submitting all the required materials on this checklist and I acknowledge that failure to comply with these requirements may result in my application not being accepted and/or may extend the length of time needed to review the project.**

**Applicant (Applicant Representative) Name Print:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

## BACK UP GENERATORS

To help property owners secure their homes and businesses from loss of power, the Tahoe Regional Planning Agency (TRPA) is providing this permitting guide. Depending on the way a backup power generator is installed, the project may or may not need a TRPA permit. The options below vary from being fully Exempt from TRPA review, to requiring a full TRPA permit.

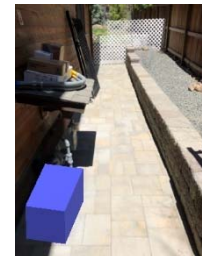
### Full TRPA Permit:

When the installation of a generator will result in any amount of increased or relocated [land coverage](#), and/or the installation requires more than [seven cubic yards](#) of grading, a full TRPA permit will be required. The requirements of the applicable project category (e.g., single family residential, commercial, etc.) will apply. A generator installed as shown below (on a concrete pad) would require a full TRPA permit.



### Exempt from TRPA Review:

If a generator can be placed in a location that will not create additional land coverage AND the installation requires less than [three cubic yards](#) of grading, the installation will be fully Exempt from TRPA review. Exempt projects do not require any documentation nor contact with TRPA. This can be accomplished a number of ways. The generator can be placed in an area that is already considered coverage (e.g., on existing pavement), or can be installed in a way that, by applying the [3:1 height reduction credit](#), will not create coverage (e.g., within the "coverage shadow" of an elevated deck or other elevated structure). See sample photos below.



### Exempt “Generator Stands”

One option for an exempt project is to install a generator on a “generator stand.” There are companies who manufacture these stands in standard dimensions, that should accommodate the most common generators. These can also be custom made, and should be sized appropriately so that, when applying the [3:1 height reduction credit](#), the generator installation will not create additional land coverage.

Below is an example of a generator stand in standard dimensions. A generator stand like this (i.e., 36” in height) will accommodate the most common size of generator (approximately 26” x 49”) without creating additional land coverage. Larger generators may require a stand that is higher off the ground.



### Home Battery Backups

Temporary home energy can also be provided by battery systems created for this purpose. These are typically installed on an exterior or interior wall.

Battery backup systems provide clean, sustainable backup energy for your home. With no emissions at the source, the products protect air quality and help the region achieve greenhouse gas reduction goals. When paired with rooftop solar energy collectors, they can provide safe, reliable, and renewable energy security for your home.

A battery system that does not require new or relocated coverage, or substantial soil disturbance (as stated above), would be Exempt from TRPA review.



For any follow-up questions, please call TRPA at (775) 588-4547. Press 3 to leave a message for planning technicians. Your call should be returned within 48 hours.

*imagine. plan. achieve.*

**NEC Standard Electrical Load Calculation for Single Family Dwellings \*\*\*\***  
(Only for Service Ratings of 120/240V, 225 Amps Max)

Owner: \_\_\_\_\_ Location: \_\_\_\_\_

Total Floor Area of Dwelling (NEC 220.12) \_\_\_\_\_ SQFT.

Factor	Quantity		Volt Amperes (VA)
<b>"General Lighting"</b>			
1. General Lighting (SQFT x 3VA/SQ FT (Table 220.12))	3 X _____	sqft	
2. Small Appliance Circuits (1500 VA per circuit) NEC 220.52(A) (minimum 2)	1500 X 2		3000
3. Laundry Circuit (1500 VA per circuit) NEC 220.52(B)	1500 X 1		1500
4. Total General Lighting Load (Add lines 1, 2, &3):			
5. First 3000 VA @ 100%:			3000
6. Total General Lighting Load - 3000 = _____ @ 35% =			
7. Net General Lighting Load (Per NEC 220.42) (Add lines 5 & 6):			
<b>*Fixed Appliances (if insufficient space, use back):</b>			
• Garbage Disposal 900 VA	YES	NO	
• Bathroom Fan 250 VA			
• Microwave 1500 VA			
• Dishwasher 1200 VA			
• Other: _____			
• Other: _____			
	Total		
8. 3 or less Appliances, Total Appliance VA; _____ 4 or less Appliances, 75% of Total Appliance VA (NEC 220.53): _____			
<b>*Other Loads (including motors, EV charger(s), etc.)</b>			
	YES	NO	<b>Nameplate Rating (VA)</b>
9. Electric Range (8000VA or Nameplate)**			
10. HVAC 1800 VAPERTON			
11. Electric Oven SINGLEWALL:4800 VA DOUBLE WALL 8000 VA			
12. Electric Dryer (5000 VA minimum)**			
13. Electric Vehicle Charger			
14. Other: _____			
15. Other: _____			
16. 25% of largest motor (NEC 430.24)			
<b>Total Service Load Volt-Ampreres (VA) Add lines 7,8 &amp; 9 thru 16) =</b>			
<b>Total Service Load Volt-Ampreres / 240-volts = _____ Amperes</b>			
<b>***Service Rating (Amperes)=</b>			

\*For every "YES" answer, indicate VA rating of equipment

\*\* Nameplate rating must be used if larger Range oven combination. For cooktop use 3600 VA

\*\*\* Service Rating shall be greater than or equal to the Service load

\*\*\*\*If load management modules are used for all 240 volt loads a load calculation is not required.