



## TOWN OF BEEKMAN

4 MAIN STREET  
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# Portable Generators, Transfer Switches and Standby Generators- What every Beekman resident needs to know



## Portable Generators-

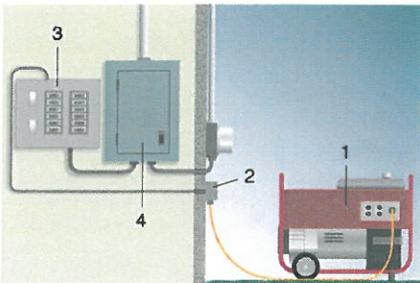
Building Permit required- No

Portable generators are not recommended but expense may prohibit the purchase and installation of a generator transfer switch or a standby generator. Extension cords can be a trip hazard and fire hazard (nicked or cut extension cords running through doors or windows).

Carbon monoxide exposure is always a concern.

If you must use a portable generator;

- 1) Use extreme caution with the extension cords
- 2) Ensure you install and test a Carbon Monoxide (CO) detector that is battery powered and within 5 years of the date of manufacture
- 3) Ensure that the generator exhaust is five (5) feet from any openings, windows or doors to your residence and two feet from any combustibles (wood, landscaping, etc.)
- 4) Generators should never be running inside a garage, basement or other enclosed areas.
- 5) Generators should only be refueled when shut off.
- 6) Do not attempt to “backfeed” into your home’s electrical system or overload your generator.



## Generator Transfer Switch-

Building Permit-Required-\$50

**Advantage-** less expensive than a Standby Generator

**Disadvantages-** generator must be manually connected and started, refueled more frequently usually noisier than a Standby Generator

Transfer switches involve an electrician installing a transfer switch panel and a power-inlet box or hardwired cable. The portable generator is connected to the home's electrical system through the cable to the power inlet box to the generator transfer switch. The transfer switch allows you to choose which outlets/appliances to supply power to while using the portable generator.

All of the safety precautions of a portable generator must be observed.

Generator transfer switches require an electrical inspection by a Town approved third-party electrical inspector. The list of inspectors is supplied when an electrical permit is issued. The electrical inspectors set/charge their own fees, which is in addition to the Town's building permit fee.



## **Standby Generator-**

**Building Permit- Required- \$100**

**Advantages- Starts automatically when power is lost, can power entire home's electrical needs**

**Disadvantages- expense. Besides generator and electrical work, also requires fuel (LP gas tank)**

Standby generators are permanently installed

generators that are connected to a source of fuel- LP Gas a.k.a. propane. Natural gas is not available in the Town of Beekman.

Standby Generators require an electrical inspection by a Town approved third-party electrical inspector. The list of inspectors is supplied when an electrical permit is issued. The electrical inspectors set/charge their own fees, which is in addition to the Town's building permit fee.

## **Building Permit requirements**

**Portable generators- None**

**Generator Transfer Switches-**

- 1) Building Permit application
- 2) Workman's Compensation and General Liability insurance from the contractor or waiver (see Note below)
- 3) Check or money order for \$50 to "Town of Beekman"

**Standby Generator**

- 1) Building Permit application
- 2) Workman's Compensation and General Liability insurance from the contractor or waiver (see Note below)

- 3) Site plan showing proposed standby generator location and distances to home and property lines
- 4) Check or money order for \$100 to "Town of Beekman"

Note- The Workman's Compensation and General Liability insurance requirement is required by New York State and enforced by the Town of Beekman. Homeowners should **NOT** be signing a waiver for any contractor. It is considered a "red flag".

### **Certificate of Compliance**

A Certificate of Compliance is a document issued by the Building Inspector that states that the project complies with the NYS Building Codes as well as the Town of Beekman Zoning Code. In accordance with Town Code 155-68, a Certificate of Compliance must be issued before a generator is used. The following are required in order for a Certificate of Compliance to be issued;

**Generator Transfer Switch-** Final electrical inspection from a Town approved electrical inspector

**Standby Generator-** Final electrical inspection from a Town approved electrical inspector **and** Certificate of Compliance inspection by the Building Inspector which includes:

- 1) Ensuring that the home has a working carbon monoxide (CO) detector
- 2) Location of the generator outside the required setbacks
- 3) Clearance to combustibles
- 4) Clearance to openings
- 5) Location of LP Gas tanks

We recommend that a homeowner not make final payment to a contractor until a Certificate of Compliance is issued by the Building Inspector. Ultimately homeowners are responsible for open building permits.

Any questions???? Please email [beekmanbuildingdepartment@gmail.com](mailto:beekmanbuildingdepartment@gmail.com)

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