



## Generator Requirements for Residential & Commercial Properties

### Documents Required for Permit Application submittal:

- Survey or site plan showing the proposed location of generator, including the gas line to the generator drawn on the plans
- Manufacture specifications of generator
- One-Line diagram
- Load Analysis/Calculation
- Indication if powered by natural gas or propane fuel
- Must provide company name/address/phone of registered master electrician
- Must provide company name/address/phone of registered master plumber, *if* powered by natural gas

### Other Requirements:

- Must meet the 2021 International Residential Code and the 2020 NEC Code and local amendments which can be found at the bottom of our webpage at <https://www.rockwall.com/buildinginspections.asp>.
- Minimum 18in clearance from structures with 10ft separations from any operable window, including neighboring properties. Manufacture’s specifications clearance is acceptable *if* provided.
- Equipment pads are not to hinder or block water drainage
- The city ordinance for environmental sound levels limits the operation of any stationary source of sound which creates a unit percentile sound level (L<sub>1</sub>) greater than 15 dbA above the ambient sound pressure level (L<sub>90</sub>) as set forth in the table below in any residential use zone, or creates a tenth percentile sound level (L<sub>10</sub>) or a 90<sup>th</sup> percentile sound level (L<sub>90</sub>) which exceeds the limits set forth in the table below for the receiving land use districts when measured at the property boundary line. For purpose of enforcing these provisions, a measurement period shall not be less than ten minutes or more than 30 minutes. When a noise source can be identified and its noise measured in more than one land use category, the limits of the most restrictive shall apply at the boundary and within the most restrictive land use category.

<b>Limiting Sound Levels (in dbA)</b>		
<b>Land Use District</b>	<b>Tenth Percentile (L<sub>10</sub>)</b>	<b>Ambient, or 90th Percentile (L<sub>90</sub>)</b>
<b>Residential:</b>		
7:00am - 10:00pm	65	55
10:00pm - 7:00am	60	50
<b>Commercial/Agricultural:</b>		
7:00am - 10:00pm	72	62
10:00pm - 7:00am	67	57
<b>Industrial:</b>		
7:00am - 10:00pm	85	75
10:00pm - 7:00am	85	75

SB 1202 Procedures for Third-Party Plan Reviews and Inspections for Residential power to a one- or two- family dwelling Only in accordance with Texas Local Government Code Chapter 247

When a customer chooses to use a qualified third party under SB 1202, we issue a permit at no charge. The process is handled in one of the following three ways:

1. **Third-Party Review and Inspection:** The customer submits plans reviewed by a qualified third party and completes our permit application. Upon project completion, the customer submits an approved inspection letter confirming the work meets all SB 1202 requirements.
2. **Third-Party Review with City Inspection:** The customer submits plans reviewed by a qualified third party and completes our permit application. Upon project completion, the City performs the electrical inspection and assesses a minimum fee of \$75.
3. **Electrical Release Only:** If the customer meets all requirements but requires a City-issued electrical release for a provider meter disconnect/reconnect, an electrical permit is required, and a minimum inspection fee of \$75 will be charged

Contractor registrations and building permit applications can be submitted online through our CityWorks Portal. Here’s a link to the portal: <https://cityworks.rockwall.com/PublicAccess/template/login.aspx>. Just sign up and/or login to the portal and click **CREATE APPLICATION** at the top center of the page to begin your registration and/or building permit applications. Attached is a Portal Information Sheet. Please contact our office if you need assistance.