

## City of Miramar | Building Division

Building, Planning & Zoning Department 2200 Civic Center Place | Miramar, Florida 33025 Tel: 954.602.3200 | Fax: 954.602.3635 www.miramarfl.gov

## ELECTRICAL GENERATOR APPLICATION PACKAGE

I. Who Can Apply

<u>1. FOR COMMERCIAL ELECTRICAL GENERATOR.</u> Permit can be issued to Licensed Contractors properly registered in the Building Division, providing licenses and insurances. Contractors shall provide all required applications properly signed and notarized.

#### 2. FOR RESIDENTIAL ELECTRICAL GENERATOR.

- **A.** Permit can be issued to **Licensed Contractors** properly registered in the Community Development Building Division. Contractors shall provide all required applications properly signed and notarized.
- B. Permit can be issued to homeowner/builder if the job address matches the address on picture ID (Driver License, ID card) and Proof of ownership (Recorded warranty deed, tax statement, settlement statement). IF CONTRACTORS ARE HIRED, THEN THE CONTRACTORS MUST PULL THE PERMIT.

#### II - Required Documents along with Plans & Applications

All applicable application forms  $\rightarrow$  As per the Scope of Work, you may need to make extra copies of the Standard Broward Application Form. Along with the application forms, **four (4) sets of plans are required**; and based on the scope of work the submittal shall include the following:

# APPLICANT MUST STATE ON THE APPLICATIONS (DESCRIPTION OF WORK) IF THE PROPOSED ELECTRICAL GENERATOR IS FOR ASSISTED LIVING FACILITIES OR HOME CARE.

Building	<ul> <li>A complete Building/Structural Application form.</li> <li>Slab and/or tie down details for Generator, signed &amp; sealed by Prof. Engineer. Slab -Generator shall comply with Planning &amp; Zoning Regulations and the Minimum Base Flood Elevation.</li> <li>Floor plans indicating setbacks of generator from windows and doors from surrounding area.</li> <li>Copy of the proposed Electrical Generator Manufacturer's specifications.</li> <li>For Residential: Four (4) Full Scalable Boundary Surveys indicating location for the generator. Reduced, faxed, enlarged surveys or any altered surveys are not acceptable. Original Boundary Survey is required and updated with less than seven (7) years.</li> <li>For Owner/Builder (Residential Only): Disclosure Statement along with Affidavit of Awareness for HOA</li> <li>For Commercial: Four (4) Full Scalable and Updated Site Plans indicating location of proposed awnings. Reduced, faxed, enlarged site plans or any altered site plans are not acceptable. The site plans submitted for application purpose shall be updated with less than seven (7) years.</li> <li>For permitting fees valuation, proper document should be submitted indicating value per every applicable discipline, including labor, materials &amp; equipment (Generator</li> </ul>
Electrical	<ul> <li>A complete Electrical Application form.</li> <li>Plans must include the following: Complete Riser Diagram. Detailed Load Calculations. Complete Panel</li> <li>Schedules with load shedding clearly identified as needed. Shunt Trip or Generator Disconnect required to be adjacent to Service Disconnect as per code requirements. Plans shall state if the application is related to Assisted Living Facility (ALF) or Home Care Facility</li> </ul>
Mechanical	- A complete Mechanical Application form.
For Diesel Fuel Generator	<ul> <li>Fuel piping, piping material. Tanks Specifications. Exhaust Vent Termination.</li> <li>FMC 915.1; The installation of liquid-fueled stationary internal <i>combustion</i> engines and gas turbines, including exhaust, fuel storage and piping, shall meet the requirements of NFPA 37. Stationary engine generator assemblies shall meet the requirements of UL 2200.</li> </ul>
Plumbing	- A complete Plumbing Application form.
For Natural or LP	- Plans indicating Isometric Riser Diagram and location of tank. Piping Size, Length & Material.
Gas Generator	- Shut Off Valve location. Generator and Location Fuel Tank (s).
ATTENTION: BASED REQUIRED.	ON THE SUBMITTED PLANS AND SCOPE OF WORK, OTHER APPLICATIONS AND PERMITTING DOCUMENTS MAY BE

Required documents continue next page.



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### ELECTRICAL GENERATOR APPLICATION PACKAGE

## **Electrical Generator Application Package (cont')**

II - Required Documents (cont.)\*\*

\*\* Documents required along with Plans and Applications \*\*

**For Commercial application,** the approval from **Broward Planning & Development Management Division** is required. 1 North University Drive, Florida 33324

### **Attention Applicant**

- As per Florida Statutes 713.135, a Recorded Notice of Commencement is required when construction, renovation, alterations values exceed \$5,000. The recorded Notice of Commencement should be available at the first inspection.
- As per FBC 109.3 & FBC 109.3.1, the Building Official may require an estimate of the cost utilizing RS Means and/or other descriptive data as a basis for determining the permit fee. The applicant for a permit shall provide an estimate permit value at a time of permit valuation. Permit valuations shall include total value of work, including labor & materials. If in the opinion of the Building Official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates on the application to meet the approval of the Building Official. Final Building Permit Valuation will be set by the Building Official.

Assisted Living Facilities and Nursing Homes.

APPLICANT MUST STATE ON THE APPLICATION (DESCRIPTION OF WORK) IF THE GENERATOR IS FOR ASSISTED LIVING FACILITIES OR HOME CARE

**Disclaimer**: The information shown below does not necessarily reflect all requirements needed for permit application. This information is intended only for minimum guidelines about how to proceed with the application for permit. **As per Florida Building Code, Section 107.2.1, c**onstruction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this Code and relevant laws, ordinances, rules, and regulations, as determined by the **Building Official**. Therefore, it will be the entire responsibility of contractors/applicants to provide all required documentation to apply for permit.

Required Plans Review				
Planning & Zoning	•	Plumbing (For Gas Fuel)	Electrical	
• Fire Dept.	٠	Mechanical (For Diesel Fuel)	Building	

*Note: For Residential Application, see next page for more information.* 

### MINIMUM CODE REQUIREMENTS FOR PERMANENT RESIDENTIAL TYPE STAND-BY GENERATORS

1. Generators (Engines) shall be installed at least 5 feet from openings in walls and at least 5 feet from structures having combustible walls unless there is an adjacent wall that has a fire resistance rating of at least 1 hour between the structure and generator.

2. The generator shall be installed in compliance with floodplain management construction standards (same elevation above grade as the interior 1st floor of the building).

3. Generators that are exposed to wind shall be installed to resist the wind pressures according to Florida Building Code, Chapter 16 HVHZ

4. Generators installed at grade level shall be supported on a level minimum 4 inch nominal (3.5 inch actual) concrete slab or other approved material extending a minimum of 2 inches above adjoining finished grade. Such slabs shall be placed on clean, thoroughly compacted sand or crushed rock free from organics, debris or other deleterious materials.

5. Generator exhaust shall be located so as not to create a nuisance. Exhaust termination shall be a minimum of 10 feet from any openable openings (doors, windows, vents, etc.) or air intakes.

6. Generators shall be listed and labeled. Generators shall be installed according to the manufacturer's recommendations and by the terms of their approval, in accordance with the conditions of the listing.

Where conflicts between 1) the code, 2) the conditions of listing or, 3) the manufacturer's installation recommendations occur, the most restrictive of the three alternatives shall apply.

7. When applicable, the following Standards shall apply: NFPA 54-12 - National Fuel Gas Code NFPA 58-08 - Liquefied Petroleum Gas Code, NFPA 37-06 – Stationary Combustion Engines and Gas Turbines, NFPA 30-08 – Flammable and Combustible Liquids Code, ANSI/ASME B31.3 Process Piping, 2002 and the Florida Fuel Gas Code.

8. Installations shall comply with the Florida Fire Prevention Code

9. Maximum allowable sound levels and property setbacks shall comply with local jurisdiction's requirements.

5.93

BROWARD C	OUNTY UNIFORM BUI	LDING PERMIT APPL	ICATION Revi	sed 11-17-2022
Select One Trade: Building	Electrical Plumbing	Mechanical	Other	
Application Number:		Applic	ation Date:	
Job Address:	U	Init: City:		
Tax Folio No.: Flood	Zn: BFE:	Floor Area:	Job Value:	
Building Use:	Con	struction Type:	Occupancy Group:	
Present Use:		Proposed Use:		
Description of Work:				
New Addition Rep	air Alteration	Demolition Re	vision Other:	
Legal Description:			Attac	hment
Property Owner:	Phone:	Email:		
Owner's Address:	Cit	у:	State: Zip:	
Contracting Co.:	Phone:	Email: _		
Company Address:	Ci	ty:	State: Zip:	
Qualifier's Name:		_ Owner-Builder	License Number:	
Architect/Engineer's Name:	Phone:		Email:	
Architect/Engineer's Address:	C	Sity:	State: Zip:	
Bonding Company:				
Bonding Company's Address:	c	Sity:	State: Zip:	
Fee Simple Titleholder's Name ( <i>If other than th</i>	e owner)			
Fee Simple Titleholder's Name (If other than the owner)	c	ity:	State: Zip:	
Mortgage Lender's Name:				
Mortgage Lender's Address:		City:	State: Zip:	

inquire.

### **BROWARD COUNTY UNIFORM BUILDING PERMIT APPLICATION**

Job Address:

Unit:

City:

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, and AIR CONDITIONERS, etc.

**OWNER'S AFFIDAVIT:** I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR **RECORDING YOUR NOTICE OF COMMENCEMENT.** 

X Signature of Property Owner or Agent (Including Contractor)	XSignature of Qualifier
STATE OF FLORIDA COUNTY OF	STATE OF FLORIDA COUNTY OF
Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this day of, 20 by	Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this day of, 20 by
(Type/Print Property Owner or Agent Name)	(Type/Print Qualifier or Agent Name)
NOTARY'S SIGNATURE as to Owner or Agent's Signature	NOTARY'S SIGNATURE as to Qualifier or Agent's Signature
Notary Name (Print, Type or Stamp Notary's Name)	Notary Name (Print, Type or Stamp Notary's Name)
Personally Known Produced Identification	Personally Known Produced Identification
Type of Identification Produced	Type of Identification Produced
APPROVED BY: Permit Officer Issue Date	Code in Effect:

FOR OFFICE USE ONLY FOR OFFICE USE ONLY FOR OFFICE USE ONLY A jurisdiction may use a supplemental page requesting additional information and citing other conditions, please

Note: If any development work as described in FS 380.04 Sec. 2 a-g is to be performed, a development permit must be obtained prior to the issuance of a building permit.



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## Affidavit of Awareness of Homeowner's Association Regulations

The following "Affidavit" is required as per City's ordinance. This is a mandatory affidavit which is required even if your property is not located in a Homeowner's Association.

### ATTENTION APPLICANT. READ CAREFULLY

- For homeowner/Builder applicants, this affidavit can be notarized by Permit Clerk at the Building Division. Homeowner should appear in person with required picture I.D. (i.e. Driver License) and proof of ownership (i.e. Recorded Warranty, County Tax Statement). The physical address on I.D. shall match the address on the proof of ownership (i.e. Recorded Warranty Deed).
- For Licensed Contractor applicants, this affidavit can be notarized outside the Building Division by any Notary Public.

**Homeowner or Condominium Association Affidavit Requirement**. **Miramar - City Code Sec. 22-29.(c)(1)** As part of the application process for a building permit in accordance with this chapter and with Section 713.20 of the Land Development Code, each applicant shall sign an affidavit (the "affidavit of awareness") indicating that the applicant is aware that, if the subject property is located in a Homeowners' Association or Condominium Association, as defined in this section, the applicant's property may be subject to additional regulations despite the issuance of a building permit by the city.

This serves to notify such homeowner that the issuance of a Building, Landscaping, or other permits by the City of Miramar, Florida does not exempt he/she from any and all other regulations imposed by the Homeowner's Association (HOA) in which his/her property is located. Be aware that despite the issuance of a building permit by the city, the applicant's property may result in additional regulations or denial to perform the work in your property located at HOA community.

### Read and Initial to the left of the applicable statement

I acknowledge that I am the	owner of property located	in the following Homeowner's Asso	ociation:
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Print Name of Homeowner's Association		
I acknowledge that my property is not located in a Homeo	wners' Associatio	n.
Name:		
Homeowner - Print Name		
lob Address:		
Miramar, Florida Zip Code :		
Signature:		
Homeowner - Signature		
STATE OF FLORIDA. Sworn to and subscribed before me this	day of	, 20

**Notary Public** 



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## Owner Builder Disclosure Statement

(For Owner Builder Only)

Owner Name:						
Address:		Miramar, FL, Zip Code:				
LOT:	BLOCK:	SUBDIVISION:				

I am submitting an application for a Building Permit as an Owner-Builder in accordance with the exemption set forth in Florida Statute 489.103. Florida law requires construction to be done by a licensed contractor. It's a requirement by law you read and sign the following statements, and hence you can understand your responsibilities as an owner-builder. By signing the following statements, you attest that:

#### DISCLOSURE STATEMENT (Read and Initial to the left of each statement)

- 1. I understand that state law requires construction to be done by a licensed contractor and have applied for an owner-builder permit under an exemption from the law. The exemption specifies that I, as the owner of the property listed, may act as my own contractor with certain restrictions even though I do not have a license.
- 2. I understand that building permits are not required to be signed by a property owner unless he or she is responsible for the construction and is not hiring a licensed contractor to assume responsibility.
- 3. I understand that, as an owner-builder, I am the responsible party of record on a permit. I understand that I may protect myself from potential financial risk by hiring a licensed contractor and having the permit filed in his or her name instead of my own name. I also understand that a contractor is required by law to be licensed in Florida and to list his or her license numbers on permits and contracts.
- 4. I understand that I may build or improve a one-family or two-family residence or a farm outbuilding. I may also build or improve a commercial building if the costs do not exceed \$75,000. The building or residence must be for my own use or occupancy. It may not be built or substantially improved for sale or lease. If a building or residence that I have built or substantially improved myself is sold or leased within 1 year after the construction is complete, the law will presume that I built or substantially improved it for sale or lease, which violates the exemption.
- 5. I understand that, as the owner-builder, I must provide direct, onsite supervision of the construction.
- 6. I understand that I may not hire an unlicensed person to act as my contractor or to supervise persons working on my building or residence. It is my responsibility to ensure that the persons whom I employ have the licenses required by law and by county or municipal ordinance.
- 7. I understand that it is a frequent practice of unlicensed persons to have the property owner obtain an ownerbuilder permit that erroneously implies that the property owner is providing his or her own labor and materials. I, as an owner-builder, may be held liable and subjected to serious financial risk for any injuries sustained by an unlicensed person or his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an owner-builder and am aware of the limits of my insurance coverage for injuries to workers on my property.
- 8. I understand that I may not delegate the responsibility for supervising work to a licensed contractor who is not licensed to perform the work being done. Any person working on my building who is not licensed must work under my direct supervision and must be employed by me, which means that I must comply with laws requiring the withholding of federal income tax and social security contributions under the Federal Insurance Contributions Act (FICA) and must provide workers' compensation for the employee. I understand that my failure to follow these laws may subject me to serious financial risk.
- 9. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern owner-builders as well as employers. I also understand that the construction must comply with all applicable laws, ordinances, building codes, and zoning regulations.



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### Owner/Builder Disclosure Statement (Continuation)

- 10. I understand that I may obtain more information regarding my obligations as an employer from the Internal Revenue Service, the United States Small Business Administration, the Florida Department of Financial Services, and the Florida Department of Revenue. I also understand that I may contact the Florida Construction Industry Licensing Board at (telephone number) or (Internet website address) for more information about licensed contractors.
- 11. I am aware of, and consent to, an owner-builder building permit applied for in my name and understand that I am the party legally and financially responsible for the proposed construction activity at the address listed above.
- I agree to notify (issuer of disclosure statements) immediately of any additions, deletions, or changes to any
  of the information that I have provided on this disclosure.

Licensed contractors are regulated by laws designed to protect the public. If you contract with a person who does not have a license, the Construction Industry Licensing Board and Department of Business and Professional Regulation may be unable to assist you with any financial loss that you sustain as a result of a complaint. Your only remedy against an unlicensed contractor may be in civil court. It is also important for you to understand that, if an unlicensed contractor or employee of an individual or firm is injured while working on your property, you may be held liable for damages. If you obtain an owner-builder permit and wish to hire a licensed contractor, you will be responsible for verifying whether the contractor is properly licensed and the status of the contractor's workers' compensation coverage.

Before a building permit can be issued, this disclosure statement must be completed and signed by the property owner and returned to the local permitting agency responsible for issuing the permit. A copy of the property owner's driver license, the notarized signature of the property owner, or other type of verification acceptable to the local permitting agency is required when the permit is issued.

I have read the foregoing instructions and I am aware of my responsibilities.

Owner Signature

Date Signed

STATE OF FLORIDA, COUNTY OF BROWARD. Sworn to and subscribed before me this \_\_\_\_\_day of \_\_\_\_\_, 20\_\_\_\_\_

Notary Public

F.S 489.103. 3(c). If any person violates the requirements of this subsection, the local permitting agency shall withhold final approval, revoke the permit, or pursue any action or remedy for unlicensed activity against the owner and any person performing work that requires licensure under the permit issued.

#### PERMIT NUMBER:

#### **NOTICE OF COMMENCEMENT**

The undersigned hereby given notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statues the following information is provided in the Notice of Commencement.

1. DESCRIPTION OF PROPERTY (Legal description & street address, if available) TAX FOLIO NO.: \_\_\_\_

SUBDIVISION	BLOCK	TRACT	LOT	BLDG	UNIT
2. GENERAL DESCRIPTION OF IMPROVEMENT:	:				
3. OWNER INFORMATION: a. Name					
b. Address			c. Interest	in property	
<ul> <li>d. Name and address of fee simple titleholder (if other than</li> <li>4. CONTRACTOR'S NAME, ADDRESS AND PHON</li> </ul>					
5. SURETY'S NAME, ADDRESS AND PHONE NUM	IBER AND BOND AN	10UNT:			
6. LENDER'S NAME, ADDRESS AND PHONE NUM	ABER:				
7. Persons within the State of Florida designate Section 713.13 (1) (a) 7., Florida Statutes: NAME, ADDRESS AND PHONE NUMBER:	ed by Owner upon	whom notices or o	ther document	ts may be serve	d as provided by
8. In addition to himself or herself, Owner des 713.13 (1) (b), Florida Statutes: NAME, ADDRESS AND PHONE NUMBER:	ignates the followi	ng to receive a cop	y of the Lieno	r's Notice as pr	ovided in Section
9. Expiration date of notice of commencement specified):, 20		te is 1 year from th	e date of recor	ding unless a d	ifferent date is
WARNING TO OWNER: ANY PAYMENTS MA ARE CONSIDERED IMPROPER PAYMENTS UN RESULT IN YOUR PAYING TWICE FOR IMPRO RECORDED AND POSTED ON THE JOB SITE B WITH YOUR LENDER OR AN ATTORNEY BEF	NDER CHAPTER 71 OVEMENTS TO YO BEFORE THE FIRST	3, PART I, SECTIO UR PROPERTY. A INSPECTION. IF	N 713.13, FLO NOTICE OF C YOU INTEND	RIDA STATUTI OMMENCEME TO OBTAIN FII	<u>ES, AND CAN</u> <u>NT MUST BE</u> NANCING, CONSULT
Signature of Owner or Owner's Authorized Officer/Director/Partne	– er/Manager	Print Name	and Provide	Signatory's T	itle/Office
State of Florida County of Broward					
The foregoing instrument was acknowledged b	efore me this	day of		_, 20	
By		, as			
(name of person)		(type of au	thority,e.g.	officer, trustee,	attorney in fact)
For	ent was executed)	_·			
Personally known or produced th	e following type of	fidentification:			
Notary					
2			(Signa)	ture of Notary I	Public)
Under Penalties of perjury, I declare that I have belief (Section 92.525, Florida Statutes).	e read the foregoing	g and that the facts	in it are true t	o the best of my	/ knowledge and
Signature(s) of Owner(s) or Ow	ner(s)' Authorized	Officer/ Director / D	artner/Manag	er who signed a	hove

Signature(s) of Owner(s) or Owner(s)' Authorized Officer/ Director / Partner/Manager who signed above:

By	/	By_	