



CITY OF MONTE SERENO

18041 SARATOGA-LOS GATOS ROAD, MONTE SERENO, CA 95030
(408) 354-7635 • WWW.CITYOFMONTESERENO.ORG

RESIDENTIAL GENERATOR INSTALLATION

PLANNING DIVISION REQUIREMENTS

No planning permit is required for the installation of a generator. The standards listed below are verified through the building permit process.

Setback Requirements

Generators shall meet the zoning district setbacks for the property. The following table shows the setbacks requirements for the noted zoning districts (generators are not allowed in the front yard):

Zoning District	Side Yard	Side Corner (Corner Lot)	Rear Yard
R-1-8	6 feet	15.5 feet	6 feet
R-1-20	6 feet	22.5 feet	6 feet
R-1-44	6 feet	25 feet	10 feet

Noise Requirements

In addition to the setback requirements noted above generators shall be located so that the noise from generators shall not exceed 60 decibels at any property line.

BUILDING DIVISION REQUIREMENTS

A building permit is required for all generator installations and shall be obtained prior to start of installation. The following is a listing of the general requirements for permit applications based on the 2022 California Building Code, 2022 California Residential Code, 2022 California Electrical Code, and the Monte Sereno Municipal Code. This brochure is intended to provide general information, contact the Building Department for any questions or additional information.

General Requirements

- The generator and transfer switch shall be listed by a nationally recognized testing laboratory (i.e., UL) for their intended application (i.e. UL).
- The generator and transfer switch shall be installed in accordance with the manufacturer's installation instructions. The manufacturer's installation instructions shall be available at time of inspection.
- The standby electrical load shall not exceed the generator kw rating.
- The generator shall not be connected to another power source, including PG&E power supply lines.
- The generator cannot use diesel fuel.
- The generator shall be installed on a 2500 PSI concrete pad: 4" thick with #3 rebar 18" O.C. At minimum the concrete pad must extend 6" beyond the sides of the generator.

- The generator must be attached to the concrete pad at each corner with 3/8" Stainless Steel ICC approved expansion anchors 2-5/16" nominal embedment.

PG&E REQUIREMENTS

PG&E provides rules for generators at this webpage: <https://www.pge.com/backupgeneration> PG&E's rules include these items:

- Electricity from the generator shall not flow or "backfeed" into PG&E's power lines.
- Contact PG&E at 1-800-743-5000 to inform them of your backup system. PG&E workers will then be aware of your generator when working on an outage in your area.

Smoke and Carbon Monoxide Alarms (CBC 907.2.11.1, CRC 314 and 315)

Smoke alarms shall be installed on the ceiling or wall (between 4" and 12" of the ceiling) in all sleeping rooms, each area/hallway adjacent to sleeping rooms, each story of the building, and in any basement. Smoke alarms shall be replaced 10 years after the date of manufacture listed on the alarm (if no date is listed the alarm shall be replaced). Newly installed smoke alarms shall have a 10-year battery.

Carbon monoxide (CO) alarms shall be installed on the ceiling or wall (above the door header) in each area/hallway adjacent to sleeping rooms, each occupiable story, and within a bedroom if the bedroom or attached bathroom contains a fuel-burning appliance. CO alarms are not required if there is no fuel-burning appliance or fireplace in the house and where the garage is detached from the house.

PERMIT PROCESS

Building Permit Review

1. Permit can be submitted at City Hall between 9am and 5pm Monday through Friday.

Inspections

2. One final inspection is required after all work is complete. A completed Smoke Alarm and Carbon Monoxide Alarm Certification Form shall be provided to the building inspector.

**Building Permit Application Requirements
(3 copies of each item)**

- A completed Building Permit Application
- Site plan showing the existing house, and other structures, overhead/underground utilities, easements, proposed location of the generator, and setback distances from all property lines.
- An electrical plan showing all equipment and wiring of the generator
- Plumbing plans including a gas piping diagram and gas pipe sizing calculations.
- Manufacturer installation instructions.