
Residential (Single-Family Detached/Duplex/Townhome Dwellings) New Generators Installed in Existing Buildings

Permit Type(s) and Work Class(es)

“Electrical – Single Family/Duplex dwelling” – “Generator”

Notes

- This Guideline is not intended for portable “plug-in” electrical generators
- New generators installed in the **Special Flood Hazard Area (SFHA)** are required to be at or above 2ft freeboard. This is base flood elevation plus 2ft. (example: AE13 flood zone, generator installed at 15ft NAVD). **OR** provide manufacturer’s specification the generator is designed and can be installed to prevent water from entering or accumulating within the components and resists hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during the occurrence of flooding to the design flood elevation in accordance with ASCE 24.

Required Documents for Permit Application

- City of Charleston [Electrical Permit Application](#)
 - For generators being built on stand, a [Residential Alterations and Additions Application](#)
- Gas Permit Application (if applicable)
- Site plan showing the location of the new generator
- Height above grade of the new generator
- For generator stands *taller* than 3ft above grade, a framing plan is required, signed and sealed by a SC licensed structural engineer **OR** applicant demonstrates proposed generator operating weight is comparable to allowable live loads within The City’s ‘Deck Detail Package’

Required Sub Permits

- A separate “Accessory Structure” – “Sub” permit is required for associated generator stands *taller* than 3ft above grade
 - Requires a South Carolina Residential Home Builder License or;
 - Homeowner allowed to purchase permit and construct stand
 - Will be required to file with [Register of Deeds](#) if work value exceeds \$5,000
- A separate “Fuel Gas – Single Family/Duplex dwelling” - “Sub” permit is required for new and altered gas service to fuel the new generator
 - Homeowner not allowed to purchase permit or work on fuel gas system
- A separate “[Encroachment Permit](#)” – “Other” permit is required for a proposed generator to be located in a designated drainage easement

Applicable Fees

- Electrical – Single Family/Duplex dwelling, Generator Permit
 - Electrical Application Fee, refer to page 5 on the [Building and Trade Permit Fee Schedule](#)

- Electrical Fee – based on building panel total amperage, refer to page 5 on the [Building and Trade Permit Fee Schedule](#)
- Plan Review Fee - refer to page 4 on the [Building and Trade Permit Fee Schedule](#)
- Accessory Structure, Residential Uninhabitable Permit (only for stands taller than 3ft above grade)
 - Application Fee, refer to page 4 on the [Building and Trade Permit Fee Schedule](#)
 - Building Permit Fee - based on cost of construction of stand, refer to page 4 on the [Building and Trade Permit Fee Schedule](#)
- Fuel Gas – Single Family/Duplex dwelling, Sub Permit
 - Application Fee, refer to page 5 on the [Building and Trade Permit Fee Schedule](#)
- BAR-Small Fee – refer to page 2 on the [Planning, Preservation & Sustainability Fee Schedule](#) (if applicable)

Required City of Charleston and South Carolina Licenses

- Homeowner allow to apply for and obtain permit “Accessory Structure” – “Residential Uninhabitable” permit and construct generator stand
- Homeowner allow to apply for and obtain permit “Electrical – Single Family/Duplex dwelling” – “Generator” permit upon successfully passing the Homeowners Electrical Test to install generator
- Homeowner not allowed to obtained permit or work on fuel gas system
- Business License, City of Charleston - *Not required for homeowners*
- Contractor License, South Carolina – *Required by South Carolina Code of Laws*

Required [R] / Optional [O] City Division Reviews

- Board of Architectural Review (BAR) [O] – *only if located in designated purview or district*
- Building Inspections [R]
- Substantial Improvement [R] – *applicable only for projects in the Special Flood Hazard Area*
- Zoning [R]
- Engineering [R]

Required [R] / Optional [O] City Field Inspections

- Residential Electrical Rough [O]
- Residential Electrical Pre-Power & Service – Disconnect/Reconnect Inspection [O]
- Residential Electrical Pre-Power & Service [O]
- Residential Electrical Final [O]
- Residential Gas Pre-Service [O] – *only for new fuel gas service*
- Residential Gas Rough [O] – *only for new fuel gas line to generator*
- Residential Gas Final [O] – *only for new fuel gas line to generator*
- Residential Building Foundation [O] – *only for generator stand taller than 3ft above grade or generator mounted on existing building*
- Residential Generator Final [R]
- Zoning Final [O]

Required Non-City Approvals

- N/A

Certificate of Construction Completion

- Not Required, *only if requested by applicant*