



City of Sanibel

Planning Department
January 29, 2007

Development Permit Application Requirements for Electrical Power Generators

1. Identify the type, manufacture and model of the generator unit proposed for installation. Include the specifications for the generator's engine and fuel source.
2. Identify the sound pressure levels of the generator, represented in dBA (A-weighted decibels), when the generator is operating at exercise and full load output modes.

The sound pressure levels of the generator need to be calculated for the sound level at the real property lines of the subject parcel.

Maximum sound levels must comply with the following standard of Land Development Code [Section 30-64 Noise Disturbance (a)].

MAXIMUM PERMISSIBLE SOUND LEVELS BY RECEIVING LAND USE.

Sound Pressure Levels by Receiving Land Use

<i>Receiving Land Use Category</i>	<i>Time</i>	<i>Sound Pressure Level Limit (dBA)</i>
<i>Residential zone, public space, or institutional zone</i>	<i>7:00 a.m.--10:00 p.m.</i>	<i>66</i>
	<i>10:00 p.m. -- 7:00 a.m.</i>	<i>60</i>
<i>Commercial zone</i>	<i>7:00 a.m.--10:00 p.m.</i>	<i>72</i>
	<i>10:00 p.m. -- 7:00 a.m.</i>	<i>65</i>

The sound pressure levels may be furnished through the manufacture's noise performance specifications. If further noise reduction methods (sound attenuation options) are required to comply with the maximum permissible sound levels, an accredited acoustic or noise-control engineer, or licensed engineer or architect with competency in acoustics may provide the certification.

Note: Operating, causing or permitting to be operated, any source of sound in such a manner as to create a sound pressure level which, when measured at the real property line for the property on which such sound is created, exceeds the limits set forth for the receiving land use category (where the sound pressure level is measured) in the preceding table is a noise disturbance in violation of the Code.

3. Identify on a site plan the location of the generator, proposed sound attenuation methods or improvements and any associated support structure or fuel-holding tank.

Procedures

a) Short form application.

A short form development permit application may be available for an emergency electrical power generator that does not exceed the maximum permissible sound pressure levels established in Chapter 30, Article III, Section 30-64 of the City's Code of Ordinances provided in section 2 of these application requirements.

The application for the short form development permit shall be filed with the Planning Department. The application shall include, at a minimum, the following:

1. Completed application form for an emergency electrical power generator.
2. Property owner's authorization form.
3. Survey of the subject parcel.
4. Site development plan, that may be included as part of the survey. Site development plan is to demonstrate compliance with all required setbacks and indicate the relationship of the generator's location to any abutting dwelling unit and property lines. The site plan must identify any mechanical equipment, located on the exterior of the building, which produces noise when it operates and indicate if this equipment will be activated when the emergency electrical power generator is in use. The generator shall be located as far as practical from any habitable building on abutting parcels.
5. Identification of the model and manufacturer of the generator.
6. Operating specifications for the generator, including sound pressure levels, at 7 meters, for both the periodic operational exercise cycle and at full load.

7. Sound attenuation options proposed and certifications that the generator will operate within maximum permissible sound levels.
8. Vegetation plan, if warranted to screen the generator from the view of neighboring properties or to attenuate the sound level of the generator.
9. Other information necessary to demonstrate compliance with requirements of the Land Development Code.

A Building and/or Electrical Permit shall also be required from the Building Department.

b) Long form applications

A long form development permit application is required for all emergency electrical power generators that exceed the maximum permissible sound pressure levels established by Chapter 30, Article III, Section 30-64 of the City's Code of Ordinances but are not greater than 72 dBA.

Note: No emergency electrical power generator can be approved by the Planning Commission that exceed 72 dBA at full load at the receiving land use.

A long form development permit application for the installation of emergency electrical power generators shall be submitted for review by the Planning Commission. In addition to the information required for a short form development permit application, applications for emergency electrical power generators that require a long form development permit shall submit the following:

1. Mailing addresses for the owners of all abutting properties. At least 14 days prior to the Planning Commission public hearing, notices of the hearing shall be mailed by the Planning Department to all abutting property owners. The notice shall include a description of the basis for the Planning Commission hearing, summary of the generator specification and a copy of the proposed site plan.
2. Evidence by the applicant that demonstrates that:
 - There are no alternative emergency electrical power generator models, which can operate at a sound level that does not exceed the maximum permissible sound pressure levels established by Chapter 30, Article III, Section 30-64

of the City's Code of Ordinances.

- There are no alternative site locations for the proposed generator that would mitigate the impacts of sound pressure levels on adjoining properties.
- There are no alternative sound attenuation options that can be used to mitigate the impacts of sound pressure levels on adjoining properties.

Standards

- a) An emergency electric power generator shall not exceed the following maximum sound pressure levels at the real property lines for the property on which the sound is produced when a long form development permit is obtained from the Planning Commission.

At Exercise Cycle	10:00 am – 5:00 pm	66 dBA
	5:00 pm – 10:00 am	Not Permitted
At Full Load	7:00 am – 10:00 pm	72 dBA
	10:00 pm – 7:00 am	72 dBA

Compliance with this requirement can be demonstrated by the sound pressure limits supplied by the generator's manufacturer.

- b) Application for a long form development permit for an emergency electrical power generator that exceeds the maximum permissible sound pressure levels established by Chapter 30, Article III, Section 30-64 of the City's Code of Ordinances, shall demonstrate there are no other available models, at comparable capacity, which have a lower sound pressure level.

- c) All sound attenuation methods used, other than those specified in the sound level rating by the manufacturer of the generator, and the resulting sound levels attained must be certified by a licensed engineer or architect with competency in acoustics.

- d) All emergency generators shall meet the same minimum setbacks specified for principal structures, except that any generator located in the actual front yard shall be setback a minimum of 100' from the road right-of-way.

- e) To the extent possible, the emergency power generator shall be located

where it will have the minimum sound and visual impact upon the abutting properties.

f) The exercise cycle of the generator shall occur only between the hours of 10:00 am and 5:00 pm.

g) To prevent their unnecessary start during non-emergency events, all emergency power generators shall be equipped with either a manual disable engine switch or a programmable time delay engine switch. The purpose of both switches is to delay the initiation of the generator's engine start circuit in order to override momentary power outages or voltage fluctuation in the primary electric service for duration of less than 4 hours.

h) A waiver to the above subsection g) can be obtained from the Planning Commission for all substantiated medical and critical care needs.

L: JCJ/2007 Projects/Revised Noise Control Guidelines Permit Attachments