



Generator Submittal Requirements

Town of Atherton
Building Department
80 Fair Oaks Lane
Atherton, California 94027
Phone: (650) 752-0560
Inspection requests:
(650) 752-0542

1. It is **unlawful** for any person to damage or harm a Heritage Tree by any means whatsoever, including, without limitation, vehicles, machinery, or building supplies or materials (including fluids), during any construction or renovation of structures on the parcel.
2. **Submittals:** Must include a [Building application](#), site plan as outlined below, foundation plan (see item #5, below), a complete electrical plan, gas pipe sizing plans (including pipe size, pipe length, gas demand for each gas appliance in kW/hr.), any fuel storage tanks, horsepower, manufacturer installation instructions (**Not Spec. Sheets**) for the generator and transfer switch, and documentation showing that the noise level at the property line will not exceed 50 dBA. **Provide all submittals to the Town of Atherton Permit Center at:**
<https://www.ci.atherton.ca.us/543/Building-ePlan-Submittal>
3. **Location of the Generator:**
 - a. **In the Main Building Area:** A generator may be located within the buildable area of the lot and enclosed or otherwise screened to mitigate noise and comply with the town noise ordinance. The location of the equipment shall not impact existing trees. Equipment may be located next to existing buildings consistent with building code requirements. May be located underground when the size is limited to the minimum area needed for the equipment, access, and working space, but may not exceed six inches above grade.
 - b. **Outside of the Main Building Area:** A generator located outside of the main building area is considered an accessory structure and must conform to the following setbacks:

Location	Setbacks
Front	120 ft., or 30 ft. behind front line of main structure, whichever is less
Side, interior	10 feet
Side, street side	See Table 17.38.010 of the Atherton Municipal Code
Rear	10 feet
Rear, abutting	30 feet
Between structures and buildings	8 feet

Note: If the generator is to be located in a “vault”, contact the Town of Atherton Planning Department for additional requirements. (650) 752-0544
<https://www.ci.atherton.ca.us/199/Planning>

4. **Site Plan:**
 - a. Property lines, easements, rights-of-way, etc.
 - b. Street address, property owner, number of sheets, plan preparer’s name, and other pertinent information, phone numbers, address and wet signature (stamp if applicable).



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- c. Location, size, and species of all heritage-sized trees on the property with a 48” circumference (diameter of more than 15 inches) at 54” above grade.
 - d. Location and details for all tree protection, if required.
 - e. Location and setbacks of all existing structures, including irrigation wells, pools, spas, etc.
 - f. Location and height of the flue terminations and location of all building openings if the generator is located within ten feet of a building.
 - g. Location of the generator and dimensions to all adjacent property lines and to all adjacent structures, in accordance with item # 3, above.
5. **Generator Foundation Pad:**
- a. Provide a plan view and section detail of the concrete pad on which the generator sits. Include complete details including the size and spacing of the reinforcing steel to be placed in the concrete pad, attachments that anchor the generator to the pad, and electrical bonding.

Note: *The generator must be placed on a permanent, poured in place concrete slab to resist seismic movement and, therefore, prevent unanticipated strain on the electrical and gas components attached to the generator.*
 - b. Specify on the plans if the generator will be placed in an enclosure. If walls or a roof are to be constructed provide complete, dimensioned details for the enclosure, including building elevations on at least two adjacent sides.
6. **Menlo Fire:** Obtain approval from the **Menlo Fire District** for all generators, except natural gas. MPFD: (650) 688-8425 or <https://www.menlofire.org/plan-submittal>
7. **BAAQMD:** It is the property owner’s responsibility to obtain all required permits from the **Bay Area Air Quality Management District (BAAQMD)** for backup generators rated at more than 50 hp. For complete details contact BAAQMD at (415) 749-4990 or visit their website at: <https://www.baaqmd.gov/permits/apply-for-a-permit/engine-permits>
8. **Notes Required on the Cover Sheet:**
- a. “Maximum generator noise shall not exceed 50 dBA as measure on the receiving property.” Atherton Municipal Code Section 8.16.030.”
 - b. “Recommend testing of generators between the hours of 10:00 a.m. and 4:00 p.m. Monday through Friday only.”
 - c. Trenches shall be outside of the drip lines of existing trees in order to minimize negative impacts. Contact the Town Arborist at (650) 752-0526 with any concerns or questions.”
 - d. Place a permanent placard on the main electrical panel disconnect stating “CAUTION ELECTRICAL SERVICE HAS A BACKUP GENERATOR POWER SOURCE.”