

Electrical Standby Generator Requirements

Updated August 2026

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Important Design Considerations

Standby and emergency generators shall be installed in accordance with the National Electrical Code, 2020 and the following restrictions:

- a. All wiring shall meet all requirements outlined in the electrical code.
- b. Maximum sound level at any time shall be 70db or less measured at the property line.
- c. Generators shall be positioned so that no structure, roof or overhand is over portion of the generator enclosure
- d. The minimum clearance between generator foundation and other structures shall be **18 inches** or greater as determined by manufacturers' specifications. At no time shall the clearance be less than **18 inches**.
- e. Generator may not be located within the required front yard of a lot.
- f. Generator cannot be visible from a public or private street.
- g. No portion of the generator or wiring may be located in an easement or right-of-way.
- h. A generator may encroach into a green space (excluding utility easements) provided it meets the following condition first: The generator is placed no more than 18 inches from a structure.
- a. A load analysis, generator specifications and one-line electrical diagram must be posted with the permit on the project site.

A typical generator permit will consist of three parts:

- 1. Electrical Inspection to include 3rd party letter inspection/Meter loop& Service
 - a. 3rd party letter only needed for installation under 50kw
- 2. Plumbing Inspection to include Gas-turn on (GTO)/Cover Plumbing/Plumbing Final
- 3. Foundation – compliance of foundation work of any kind

Please indicate if you will need all three permits when you apply as some generators use a prefabricated foundation. Indicate on the application if a gas meter upgrade is required – or an additional permit may be required in order to get the gas meter upgrade. If an additional gas meter is requested, the City will assign the new gas meter address for your application to [CenterPoint Energy](#).

[Visit the City Website to apply for a generator permit.](#)

City of Bunker Hill Village

Guidance Sheet: Residential Backup Power Systems – Inspection & Regulatory Authority

Category	City Authority	Third-Party Authority
Electrical (wiring, transfer switch, generator hookups)	✗ City cannot inspect or regulate under S.B. 1252	✓ All electrical inspections/reviews must be performed by an authorized third party (electrical inspector, licensed engineer, etc.)
Generator Unit (engine, housing, exhaust system, anchoring)	✗ Considered part of the 'system' → city cannot inspect under S.B. 1252	✓ Third party inspects installation, clearance, exhaust, and equipment anchoring
Plumbing (fuel gas piping, pressure test, propane/natural gas connections, valves, venting)	✓ City retains authority to inspect Plumbing/Fuel Gas Code	✗ Third party not required unless city fails 'shot clock', then it would be at owners' discretion to hire licensed plumbing inspector and provide approved inspection report
Site Placement (setbacks, pad location, property line clearances, easement conflicts, drainage, floodplain restrictions)	✓ City may regulate/enforce through zoning, building codes, and floodplain ordinances	✗ Not within third-party scope
Right-of-Way Safety (sight triangle visibility, obstruction of sidewalks/ROW)	✓ City may regulate	✗ Not within third-party scope
Noise & Nuisance (sound levels, screening, aesthetics if covered in city code)	✓ City may enforce local ordinances	✗ Not within third-party scope
Final Approvals	✓ City issues permit, collects allowable fees, and must issue permit finalization 3 business days after receiving third-party report	✓ Third party submits inspection report within 15 days of finishing the final inspection

⚠ Important Notes:

- S.B. 1252 prevents city inspections of most generator/electrical/mechanical components of residential systems ≤50 kW or ≤100 kWh.
- S.B. 1202 requires cities to post online (or provide within 2 business days) all codes, rules, and fee schedules relevant to third-party reviews/inspections.
- **City liability is removed** — third parties assume liability for their inspections.
- If the city fails to post/provide fees → no fees may be charged for permits/approvals. Note: Fees can always be found posted on our website 24/7.

Third Party Inspection Sheet

(Must be completed by a Master Electrician or Texas Registered Engineer)

Date _____

I, _____, hereby certify that the generator and affiliated electrical equipment installed at Address: _____
_____ fully conform to the 2023 National Electrical Code (NEC), local municipal ordinances, and the manufacturer's installation specifications.

Print name _____

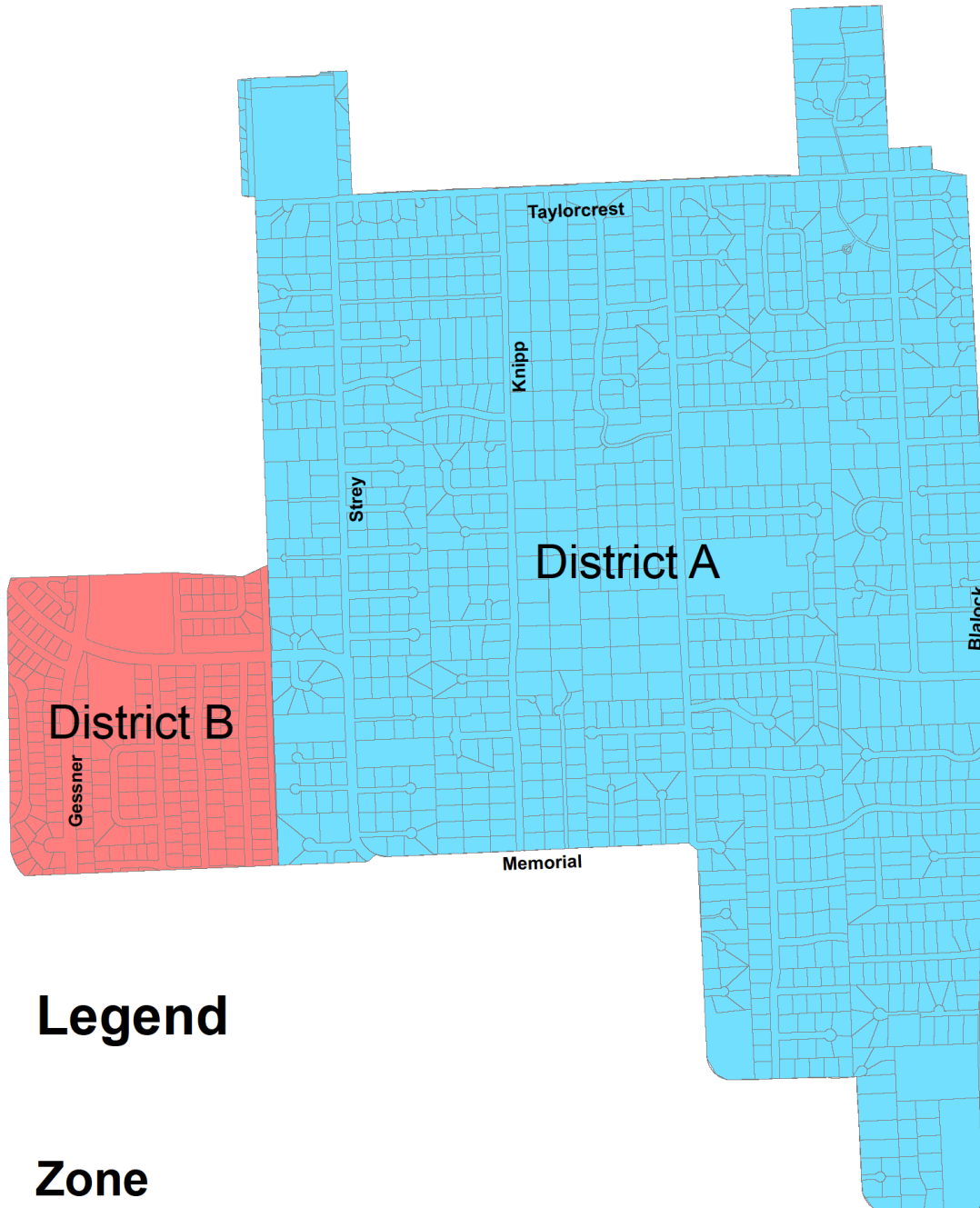
Sign (name) _____

Applicable License #. _____

Failure to Comply: Any false certification, failure to install equipment in accordance with applicable codes, or refusal to correct identified deficiencies constitutes a violation of City Code. Violations may result in immediate permit revocation, forfeiture of permit fees, and prosecution in Municipal Court subject to fines up to the maximum amount allowed by law for each day the violation continues.

City liability is removed — Third parties assume liability for their respective inspections.

City of Bunker Hill Village Zoning Map



Legend

Zone

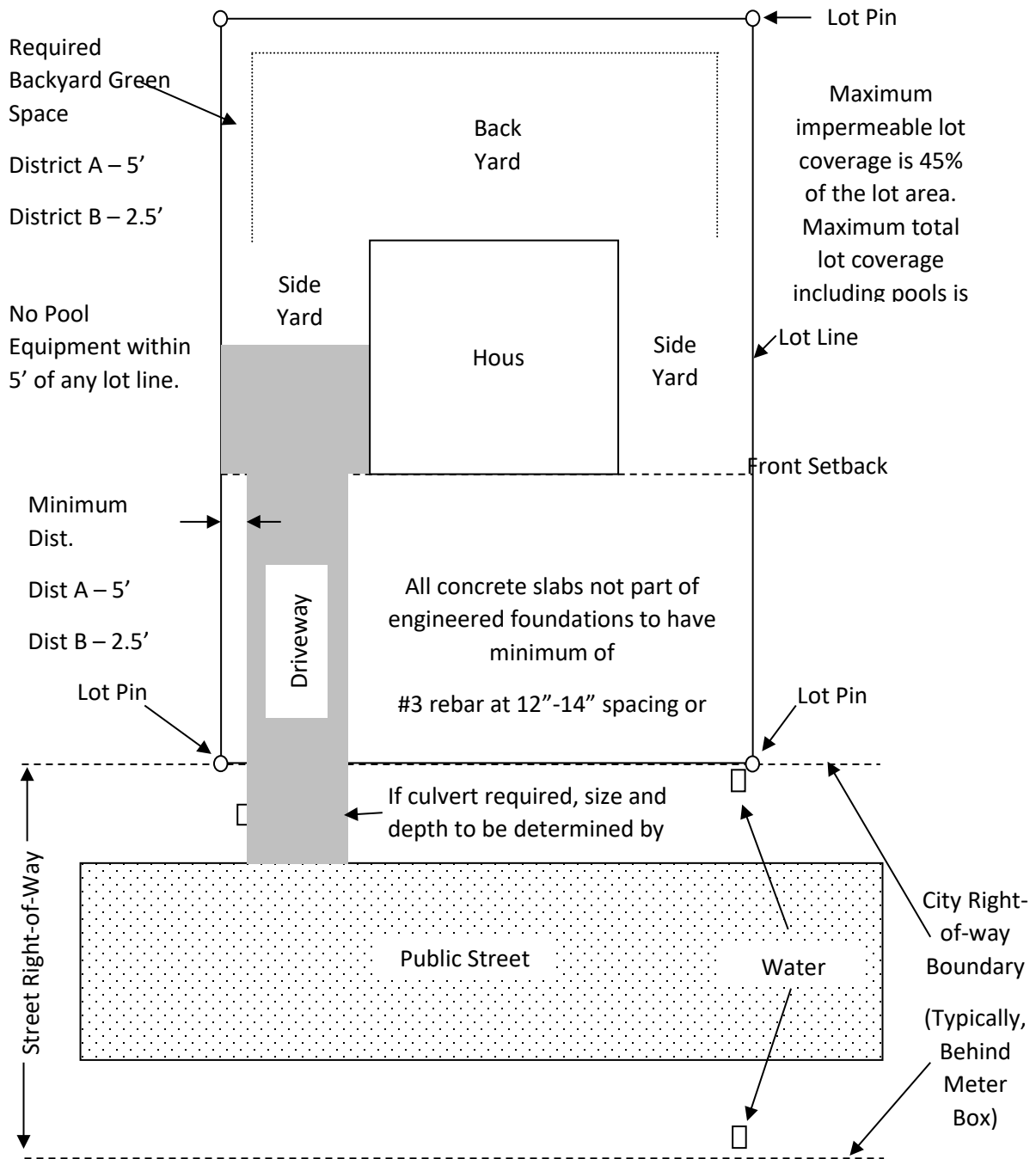


District A



District B

Driveway, Sidewalk, Pool Decking and Patio



Permeable pavers must be manufactured and designated as permeable material. Installation must comply with manufacturer's recommendations for permeable installations. Final inspection of a permeable system will include a test to confirm that all water is transferred to