



**City of Prairie Village
Codes Department
913-385-4604
permits@pvkansas.com**

Generator Permits

CODE REQUIREMENTS

A building permit is required for the installation of a permanent standby emergency generator in accordance with the Prairie Village Municipal Code and the IRC 2018, and shall be permitted as an accessory use for single-family and two-family dwellings subject to the following conditions:

- Permanent standby emergency generators shall be installed in accordance with NFPA 37 Standards for the Installation and Use of Stationary Combustion Engines and Gas Turbines. They must be connected to a natural gas line and located within the building envelope but no further than five feet from a wall of the principal structure and not in a front or side yard. There is twenty feet minimum required between houses. Generators must be contained in an enclosed cabinet or housing that provides sound attenuation. The footprint of the cabinet shall not exceed 12 square feet. The pad shall not exceed 16 square feet 48 inches and the height shall not exceed 48 inches.
- Proposed locations of permanent standby emergency generators that do not meet the requirements above but are not located in a front yard may be submitted to the building official or his/her designee for review and approval. The building official or his/her designee shall consider the following criteria in approving or disapproving a location:
 - There are special circumstances or conditions affecting the property.
 - Adequate distance exists between the location and adjacent property.
 - The proposed location will be adequately screened from the street.
 - The location will not cause significant adverse impact on adjacent properties.
 - The building official or his/her designee may impose any conditions it deems necessary to mitigate any negative impacts of the proposed location.
 - If in the opinion of the building official or his/her designee, the proposed generator does not meet the criteria stated above, an application may be made to the Planning Commission for site plan approval. Planning Commission applications must be coordinated through the City Clerk's Office.

PLAN SUBMISSION REQUIREMENTS

Apply for all permits at <https://prairievillageks.viewpointcloud.com>.

- A plot plan indicating the proposed location of the generator, a copy of the manufacturer's installation guidelines, and a single line electrical diagram. You will also need to indicate in the description of work on the application how you propose to screen the generator from street view (landscaping or fence).

QUESTIONS

For questions regarding the building permit process, please email permits@pvkansas.com or call (913) 385-4604.