



STANDARD OPERATING PROCEDURES

For Home Generators

The City of Seabrook adheres to and enforces the 2021 International Residential Codes, 2021 International Building Codes, and the 2020 National Electrical Code. *This document is not all-inclusive.*

Permit

All generators installed in Seabrook require a building, electrical, and plumbing permit. Plans must be submitted as one paper copy or digitally and shall include, at a minimum, the following:

1. A survey of the property showing property boundaries, setbacks, and utility easements. Equipment may not be installed ahead of the front of the primary structure or building line. Equipment may not be installed or encroach on any utility easement.
2. Plot plan or copy of survey showing proposed location of the generator, as well as the transfer switch/electrical meter and gas meter. Show the distance of the generator from the house, property lines, and any operable openings (openings into the building).
3. Electrical one-line drawing for the transfer switch and meter. Showing the wire size, generator output rating in KW, and including sizing calculation or report. Must be prepared and signed by a TDRL licensed Master Electrician (include name and license number with signature), or a Texas-licensed PE (include seal, signature, and Texas firm number).
4. Automatic Transfer Switch (ATS) approval letter from CenterPoint (address and model-specific).
5. Identify fuel type: propane, natural gas, or diesel. *
6. If the fuel type is natural gas and propane, provide a gas riser diagram showing pipe section size/length, fixture demand in CFH, developed length, total system demand in CFH, system operation pressure, and location of the MP regulator. Must be prepared and signed by a TSBPE licensed Master Plumber (include name and license number with signature), or a Texas-licensed PE (Include seal, signature, and Texas firm number).
7. Complete manufacturers' specifications for the specific type of generator and ATS to be installed.
8. Construction details for site-built pads, manufacturer's information for pre-fab equipment pads, or stands. All generators must be installed at the same elevation as the existing structures finished floor or higher. All elevated pads greater than 10' in height require an engineered design to meet the city's adopted Design Wind Speed of 150 Mph (Ultimate).





*If a fuel source is provided by a separate storage tank (above-ground or underground), a separate fire permit will be required.

A copy of the permit and City-approved plans must be on-site and available for all inspections.

Flatwork Inspection

1. All generators must be installed at the same elevation as the existing structures' finished floor or higher (verified through the inspection before generator installation)
2. Generators must be a minimum of 5' from any operable opening into the home, and at least 18" off the structure. Additionally, generators must be at least 2' from the property line.

Plumbing Ground and Gas Test Inspection (GTO)

Note: Request Gas Turn On inspection when scheduling new line inspection (above-ground and underground lines).

1. The gas test must hold a minimum of 5 psi for 15 minutes.
2. Gas line must be a minimum of 12" deep and may be in the same trench as the electrical line.
3. Gas line must be bonded; if using CSST, the material must be bonded on both ends of the line.
4. Gas test cannot be performed if connected to a live meter (do not connect the new line to the meter before test approval).

* Once the GTO inspection is approved, the homeowner or gas account holder must request a meter upgrade from CenterPoint/Entex, before the final inspection (if applicable).

Electrical Inspection (Reconnect) and Electrical Underground

1. A whole-house surge protector on service panel(s) served by a backup generator, 2 points of grounding at a minimum of 6' apart, and an inter-bonding terminal will be required when a transfer switch is installed
2. Since the transfer switch will be the main point of disconnect, the neutral and ground wires in the panel must be isolated
3. Underground must be a minimum of 12" deep, with 6" of cover, then RED warning tape installed.

Final Inspection

Schedule when the owner or representative will be home.

The generator contractor schedules all trades together. The following items will be inspected, and the installation must match the plans on site:





1. The contractor will verify that all previous inspections have been completed and ensure that all breakers are properly labeled and identified in the main service panel.
2. The gas meter must be upgraded and in service for the final inspection.
3. Verify that the generator, gas line, and electrical conduit are properly anchored and/or supported.
4. Proper final gas connection of generator, including flex connector, MP regulator, and sediment trap per IFG 410.3.

Diagram and Detail Examples

1. One-line Electric Diagram
2. Gas Riser Diagram
3. Pad Detail

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