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Nursing Home Generator Project Checklist

All systems must be reviewed and inspected by the Agency's Office of Plans and Construction. Listed below are specific submission requirements to comply with the Rule 59A-4.1265, Florida Administrative Code. See [Project Review Packet](#) for general submission requirements.

Submit a [Plan Review Application Form](#), Construction Documents signed and sealed by the Engineer of record along with a review fee of \$2000.00. Include the following information for replacement of a Level 1/Class 48 Generator or installation of an Optional Standby Generator intended to serve the demand load for a minimum of 96-hours:

1. **Functional Program/Scope of Work**

- a. A project narrative indicating the work to be completed, systems affected, and construction phasing (some phases may run concurrently).
- b. Sequence of Operation describing how the essential electrical system will be maintained throughout the project. Include electrical demolition, temporary generator installation and final connection.
- c. If the new generator installation will not be completed prior to the date mandated by Rule 59A-4.1265 (June 1, 2018), include a description of the temporary arrangements the facility will implement to insure residents are housed in an area that meets the safe indoor air temperature requirement for a minimum of 96 hours following the loss of power.
- d. Description of emergency power plan to include which areas of the facility will be occupied by residents following the loss of normal power.
- e. If residents are to be relocated, an analysis of the HVAC equipment's ability to provide the required cooling.

2. Plans, Specifications, and Supporting Documents

- a. **Site Plan** with the existing conditions; indicate the location of the existing generator, temporary generator connection during transition period (if needed), and the location of the new generator.
- b. Documentation verifying compliance with the disaster preparedness construction standards of the Florida Building Code Section 450.4 (Level 1 systems only).
- c. Provide an updated **listing of all applicable codes and standards** and their respective edition date to reflect those adopted by the [Florida State Fire Marshall's Rule—Chapters 69A-3.012 Florida Administrative Code](#).
- d. **Demolition Plan** that indicates the existing conditions including the existing equipment, wiring and all necessary rerouting, removal or relocation of the devices and equipment as required in the area of the scope of work. Indicate the connection of any temporary generator. [Provide notes on the contract documents indicating the temporary emergency generator must meet all the requirements for a permanent generator \(Level 1 systems only\)](#).
- e. **Power Plan** with all the electrical equipment involved in the new Generator installation. Include riser diagrams depicting the existing condition and proposed changes including all new electrical equipment added. All pertinent specifications. [Selective Coordination Study of the Power System \(Level 1 systems only\)](#); [a thermal damage and decrement curves along with the time current characteristic curves and circuit breakers setting \(Level 1 systems only\)](#); a Fault Current Study to support AIC rating on existing equipment to remain operational; and new electrical equipment added as part of the scope of work.
- f. **Generator Plan and Specification** including a Fuel Load Calculation for the new generator to safely maintain sufficient fuel to ensure that, during the loss of normal power, the generator will supply power necessary to maintain ambient temperatures not to exceed 81°F for a period of not less than ninety-six (96) hours. Indicate the connection to the Life Safety circuit as part of the generator accessories essential for generator operation.

The electrical plans shall clearly outline the steps involved in removal of the existing condition in every building and installation of the equipment in every phase of the project. Coordinate all testing and power shutdowns with the facility and ensure the integrity of the power system. For more detailed information regarding the Rule, please see the current information posted on the [AHCA Long Term Care Unit](#).