

Chapter 15.46

EXPEDITED REVIEW OF SMALL RESIDENTIAL ROOFTOP
SOLAR ENERGY SYSTEM PERMITS

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15.46.010 Definitions.

(a) "Electronic submittal" shall have the same meaning as provided in the Solar Rights Act, Government Code § 65850.5(j)(2), as the same may be amended from time to time.

(b) "Small residential rooftop solar energy system" shall have the same meaning as provided in the Solar Rights Act, Government Code § 65850.5(j)(3), as the same may be amended from time to time. (Ord. 667 (part), 2015).

15.46.020 Small residential rooftop solar energy system standard plan and permit application checklist.

(a) The Town shall adopt standard plan(s) and checklist(s) of all requirements with which small residential rooftop solar energy systems shall comply to be eligible for expedited review. The small residential rooftop solar system standard plan(s) and checklist(s) shall substantially conform to recommendations for expedited permitting, including the checklist and standard plans contained in the most current version of the California Solar Permitting Guidebook adopted by the Governor's Office of Planning and Research.

(b) All documents required for the submission of a small residential rooftop solar energy system permit application, the standard plan(s), and checklist(s) shall be made available on the publicly accessible Town website.

(c) Electronic submittal of the required permit application and documents shall be available to all small residential rooftop solar energy system permit applicants. An applicant's electronic signature shall be accepted on all forms, applications, and other documents in lieu of a wet signature. Electronic permit applications shall be submitted through the method of electronic submittal specified by the Building Official. (Ord. 667 (part), 2015).

15.46.030 Permit application review.

(a) An application that satisfies the information requirements in the checklist and standard plan shall be deemed complete.

(b) If an application is deemed incomplete, a written correction notice detailing all deficiencies in the application and any additional information or documentation required to be eligible for expedited permit issuance shall be sent to the applicant for resubmission.

(c) The Building Official shall issue a building permit the same day for over-the-counter applications or within 1-3 business days for electronic applications from the date of receipt

of a complete application that meets the requirements of the approved checklist and standard plan, or as soon thereafter as may be practicable. Review of the application shall be limited to the Building Official's review of whether the application meets local, state, and federal health and safety requirements.

(d) Any condition imposed on an application shall be designed to mitigate the specific, adverse impact upon health and safety at the lowest possible cost. (Ord. 667 (part), 2015).

15.46.040 Inspection requirements.

(a) Inspection requests may be made by electronic submittal, as required by the Building Official.

(b) Only one inspection shall be required for small residential rooftop solar energy systems eligible for expedited review; except a separate fire safety inspection may be performed if the Town does not have a current agreement with the local fire authority to conduct a fire safety inspection on behalf of the fire authority.

(c) The inspection shall be done in a timely manner. The Building Official shall strive to schedule an inspection within two [2] business days of a request and provide a two- [2] hour inspection window.

(d) If a small residential rooftop solar energy system fails inspection, a subsequent inspection is authorized but need not conform to the requirements of this Chapter. A re-inspection fee may be charged to the applicant. (Ord. 667 (part), 2015).