

Meeting Date: 9/15/2015

Report Type: Consent

Report ID: 2015-00764

Title: (Pass for Publication) Ordinance Amendments to Title 15 of the Sacramento City Code Relating to Small Residential Rooftop Solar Energy Systems

Location: Citywide

Recommendation: 1) Review an Ordinance amending Section 15.04.040 of and adding Section 15.08.180 to the Sacramento City Code, relating to small residential rooftop solar energy systems; and 2) pass for publication the ordinance title per Sacramento City Charter Section 32(c) for consideration on September 24, 2015.

Contact: Susanne Cook, Administrative Analyst, (916) 808-5375; Winfred DeLeon, Chief Building Official, (916) 808-5475, Community Development Department

Presenter: None

Department: Community Development Dept

Division: Building

Dept ID:

Attachments:

1-Description/Analysis

2-Small Residential Rooftop Solar Energy Systems Final Ordinance

3-Small Residential Rooftop Solar Energy Systems Redline Ordinance

City Attorney Review

Approved as to Form

Paul Gale

9/8/2015 7:57:48 AM

Approvals/Acknowledgements

Department Director or Designee: Ryan Devore - 8/31/2015 8:48:52 AM

Description/Analysis

Issue Detail: The State of California amended California Government Code Section 65850.5 to require the City to adopt an ordinance by September 30, 2015, to provide an expedited building permit process for small residential solar energy systems. The adoption of the ordinance requires amending Section 15.04.040 and adding Section 15.08.180 to the Sacramento City Code.

Policy Considerations: California Government Code Section 65850.5 requires the City to adopt an ordinance that creates an expedited, streamlined permitting process for small residential rooftop solar energy systems. The proposed ordinance complies with the requirements of Government Code Section 65850.5.

Economic Impacts: This proposed ordinance does not have direct economic impacts.

Environmental Considerations: The proposed ordinance is exempt from the provisions of the California Environmental Quality Act under Section 15061(b)(3). The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

Sustainability: The proposed ordinance meets Policy U.6.1.6 of the 2035 General Plan Update. Policy U.6.1.6 states that, "The City shall encourage the installation and construction of renewable energy systems and facilities such as wind, solar, hydropower, geothermal, and biomass facilities."

Commission/Committee Action: This item is scheduled at the City Council's Law and Legislation Committee's September 8, 2015 meeting.

Rationale for Recommendation: California Government Code Section 65850.5 requires the adoption of an ordinance that creates an expedited, streamlined permitting process for small residential rooftop solar energy systems. The proposed ordinance not only provides an expedited building permit process for small residential solar energy systems, but also encourages the effective development of solar technology, creates local jobs and economic opportunity and minimizes barriers, obstacles, and costs for obtaining permits for their installation.

Financial Considerations: Not applicable.

ORDINANCE NO.

Adopted by the Sacramento City Council

Date Adopted

AN ORDINANCE AMENDING SECTION 15.04.040 AND ADDING SECTION 15.08.180 TO THE SACRAMENTO CITY CODE, RELATING TO SMALL RESIDENTIAL ROOFTOP SOLAR ENERGY SYSTEMS

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1.

A. Section 15.04.040 of the Sacramento City Code is amended as follows:

1. The definition of "small residential rooftop solar energy system" is added to read as follows:

"Small residential rooftop solar energy system" means a solar energy system that is no larger than 10 kilowatts alternating current nameplate rating or 30 kilowatts thermal; conforms to all applicable state fire, structural, electrical, and other building codes as adopted or amended by the city; conforms to the requirements of California Civil Code section 714(c)(3); is installed on a single-unit dwelling or duplex dwelling; and does not exceed the maximum legal building height.

B. Except as amended subsection A above, section 15.04.040 remains unchanged and in full effect.

SECTION 2.

Section 15.08.180 of the Sacramento City Code is added to read as follows:

Section 15.08.180 Expedited building permit process for small residential rooftop solar energy systems.

A. Applicability

This section applies to applications for expedited building permits for small residential rooftop solar energy systems.

B. Procedure

1. The building official shall adopt a checklist of all requirements for an application for an expedited building permit for a small residential rooftop solar energy system. The checklist shall substantially conform to 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.

2. If the building official determines that the application is complete and meets the requirements of the checklist, the building official shall issue the expedited building permit.
3. If the application is incomplete, the building official shall provide a written correction notice of the deficiencies and the additional information required to be eligible for expedited permit issuance.
4. The checklist, application form, and any other documents required by the building official shall be published on the city's website.
5. An application for an expedited building permit for a small residential rooftop solar energy system may be filed by facsimile or by email.
6. Only one inspection shall be required unless the small residential rooftop solar energy system fails inspection.

ORDINANCE NO.

Adopted by the Sacramento City Council

Date Adopted

AN ORDINANCE AMENDING SECTION 15.04.040 AND ADDING SECTION 15.08.180 TO THE SACRAMENTO CITY CODE, RELATING TO SMALL RESIDENTIAL ROOFTOP SOLAR ENERGY SYSTEMS

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1.

A. Section 15.04.040 of the Sacramento City Code is amended as follows:

1. The definition of "small residential rooftop solar energy system" is added to read as follows:

"Small residential rooftop solar energy system" means a solar energy system that is no larger than 10 kilowatts alternating current nameplate rating or 30 kilowatts thermal; conforms to all applicable state fire, structural, electrical, and other building codes as adopted or amended by the city; conforms to the requirements of California Civil Code section 714(c)(3); is installed on a single-unit dwelling or duplex dwelling; and does not exceed the maximum legal building height.

B. Except as amended subsection A above, section 15.04.040 remains unchanged and in full effect.

SECTION 2.

Section 15.08.180 of the Sacramento City Code is added to read as follows:

Section 15.08.180 Expedited building permit process for small residential rooftop solar energy systems.

A. Applicability

This section applies to applications for expedited building permits for small residential rooftop solar energy systems.

B. Procedure

1. The building official shall adopt a checklist of all requirements for an application for an expedited building permit for a small residential rooftop solar energy system. The checklist shall substantially conform to 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.

2. If the building official determines that the application is complete and meets the requirements of the checklist, the building official shall issue the expedited building permit.

3. If the application is incomplete, the building official shall provide a written correction notice of the deficiencies and the additional information required to be eligible for expedited permit issuance.

4. The checklist, application form, and any other documents required by the building official shall be published on the city's website.

5. An application for an expedited building permit for a small residential rooftop solar energy system may be filed by facsimile or by email.

6. Only one inspection shall be required unless the small residential rooftop solar energy system fails inspection.