



City of Imperial Beach, California

COMMUNITY DEVELOPMENT DEPARTMENT - BUILDING DIVISION

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SUBMITTAL REQUIREMENTS – SOLAR PHOTOVOLTAIC INSTALLATIONS 10 kW OR LESS IN ONE & TWO-FAMILY DWELLINGS

This information bulletin is published to guide applicants through a streamlined permitting process for solar photovoltaic (PV) projects 10 kW in size or smaller. This bulletin provides information about submittal requirements for plan review, required fees and inspections.

1. Approval Requirements

The following permits are required to install a solar PV system with a maximum power output of 10 kW or less:

- a) Building (Residential) Solar (New) or Building (Commercial) Solar (New)

Planning review is not required for solar PV installations of this size.

Fire Department approval is not required for solar PV installations of this size

2. Submittal Requirements

- a) Demonstrate compliance with the eligibility checklist for expedited permitting. These criteria can be downloaded at: [https://www.imperialbeachca.gov/vertical/sites/%7BF99967EB-BF87-4CB2-BCD5-42DA3F739CA1%7D/uploads/Photovoltaic_Solar_\(10_kW_or_less\)_Eligibility_Checklist.pdf](https://www.imperialbeachca.gov/vertical/sites/%7BF99967EB-BF87-4CB2-BCD5-42DA3F739CA1%7D/uploads/Photovoltaic_Solar_(10_kW_or_less)_Eligibility_Checklist.pdf)
- b) A completed Standard Electrical Plan. The standard plan may be used for proposed solar installations 10 kW in size or smaller and can be downloaded at:
 - a. Central / String Inverter Systems: [https://www.imperialbeachca.gov/vertical/sites/%7BF99967EB-BF87-4CB2-BCD5-42DA3F739CA1%7D/uploads/Photovoltaic_Solar_\(10_kW_or_less\)_Standard_Plan_-_Central_-_String_Inverter.pdf](https://www.imperialbeachca.gov/vertical/sites/%7BF99967EB-BF87-4CB2-BCD5-42DA3F739CA1%7D/uploads/Photovoltaic_Solar_(10_kW_or_less)_Standard_Plan_-_Central_-_String_Inverter.pdf)
 - b. Microinverter & ACM Systems: [https://www.imperialbeachca.gov/vertical/sites/%7BF99967EB-BF87-4CB2-BCD5-42DA3F739CA1%7D/uploads/Photovoltaic_Solar_\(10_kW_or_less\)_Standard_Plan_-_Microinverter_ACM_Systems.pdf](https://www.imperialbeachca.gov/vertical/sites/%7BF99967EB-BF87-4CB2-BCD5-42DA3F739CA1%7D/uploads/Photovoltaic_Solar_(10_kW_or_less)_Standard_Plan_-_Microinverter_ACM_Systems.pdf)
- c) A roof plan showing roof layout, PV panels and the following fire safety items: approximate location of roof access point, location of code-compliant access pathways, PV system fire classification and the locations of all required labels and markings. Examples of clear path access pathways and Cal Fire Solar Photovoltaic Installation Guideline are available [here](#).
- d) Completed expedited Structural Criteria along with required documentation. Structural Criteria can be downloaded at: [https://www.imperialbeachca.gov/vertical/sites/%7BF99967EB-BF87-4CB2-BCD5-42DA3F739CA1%7D/uploads/Photovoltaic_Solar_\(10_kW_or_less\)_Structural_Criteria.pdf](https://www.imperialbeachca.gov/vertical/sites/%7BF99967EB-BF87-4CB2-BCD5-42DA3F739CA1%7D/uploads/Photovoltaic_Solar_(10_kW_or_less)_Structural_Criteria.pdf)

For non-qualifying systems, provide structural drawings and calculations stamped and signed by a California-licensed civil or structural engineer, along with the following information:

- The type of roof covering and the number of roof coverings installed
- Type of roof framing, size of members and spacing
- Weight of panels, support locations and method of attachment
- Framing plan and details for any work necessary to strengthen the existing roof structure
- Site-specific structural calculations
- Where an approved racking system is used, provide documentation showing manufacturer of the rack system, maximum allowable weight the system can support, attachment method to the roof or ground and product evaluation information or structural design for the rack system

3. Plan Review

Permit applications can only be submitted on-line through the [Citizen Self Service Portal](#).

Permit applications utilizing standard plan are usually reviewed within three working days.

4. Permit Fees

10 kW or less: Flat fee of \$159.25 (includes all required State Fees)

5. Inspections

Once the permit to construct the solar installation have been issued and the system has been installed, it must be inspected before final approval is granted for the solar system. On-site inspections can be scheduled by contacting the Building Inspection Hot line at 619-628-1360 or online ([here](#)). Inspection requests received within business hours are typically scheduled for the next business day. If next business day is not available, inspection should happen the next working day.

Permit holders must be prepared to show conformance with all technical requirements in the field at the time of inspection. The inspector will verify that the installation is in conformance with applicable code requirements and with the approved plans. A completed [affidavit of smoke alarm and carbon monoxide installtion](#) will need to be completed and given to the inspector before final approval.

The inspection checklist provides an overview of common points of inspection that the applicant should be prepared to show compliance. The inspection checklist can be downloaded at:

[https://www.imperialbeachca.gov/vertical/sites/%7BF99967EB-BF87-4CB2-BCD5-42DA3F739CA1%7D/uploads/Photovoltaic_Solar_\(10_kW_or_less\)_Inspection_Guide.pdf](https://www.imperialbeachca.gov/vertical/sites/%7BF99967EB-BF87-4CB2-BCD5-42DA3F739CA1%7D/uploads/Photovoltaic_Solar_(10_kW_or_less)_Inspection_Guide.pdf)

If the inspection checklist is not available, common checks include the following.

- Number of PV modules and model number match plans and specification sheets number match plans and specification sheets.
- Array conductors and components are installed in a neat and workman-like manner.
- PV array is properly grounded.

- Electrical boxes are accessible and connections are suitable for environment.
- Array is fastened and sealed according to attachment detail.
- Conductor's ratings and sizes match plans.
- Appropriate signs are properly constructed, installed and displayed, including the following.
 - Sign identifying PV power source system attributes at DC disconnect
 - Sign identifying AC point of connection
 - Sign identifying switch for alternative power system
- Equipment ratings are consistent with application and installed signs on the installation, including the following.
 - Inverter has a rating as high as max voltage on PV power source sign.
 - DC-side overcurrent circuit protection devices (OCPDs) are DC rated at least as high as max voltage on sign.
 - Switches and OCPDs are installed according to the manufacturer's specifications (i.e., many 600VDC switches require passing through the switch poles twice in a specific way).
 - Inverter is rated for the site AC voltage supplied and shown on the AC point of connection sign.
 - OCPD connected to the AC output of the inverter is rated at least 125% of maximum current on sign and is no larger than the maximum OCPD on the inverter listing label.
 - Sum of the main OCPD and the inverter OCPD is rated for not more than 120% of the bus bar rating.

6. Departmental Contact Information

For additional information regarding this permit process, please contact the Building Division at 619-628-0882.