

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF PASADENA AMENDING TITLE 14 (BUILDINGS AND CONSTRUCTION) OF THE PASADENA MUNICIPAL CODE TO ADD EXPEDITED PERMITTING PROCEDURES FOR SMALL RESIDENTIAL ROOFTOP SOLAR SYSTEMS

The People of the City of Pasadena ordain as follows:

SECTION 1. This ordinance, due to its length and corresponding cost of publication, will be published by title and summary as permitted in Section 508 of the Pasadena City Charter. The approved summary of this ordinance is as follows:

“Summary

“Ordinance No. _____ amends Title 14 (Buildings and Construction) of the Pasadena Municipal Code to provide for expedited permitting procedures for small residential rooftop solar systems as required by state law.

Ordinance No. _____ shall take effect upon publication.”

SECTION 2. Pasadena Municipal Code, Title 14, is amended to add a new Chapter 14.90 to read as follows:

“Chapter 14.90

EXPEDITED PERMITTING PROCEDURES FOR SMALL

RESIDENTIAL ROOFTOP SOLAR SYSTEMS

Sections:

14.90.010 Short Title

14.90.020 Definitions

14.90.030 Expedited Solar System Permitting and Review

14.90.040 Electronic Submittals

14.90.050 No Association Approval

14.90.060 Permit Application Processing

Section 14.90.070 Inspection Requirements

14.90.010 Short Title

This chapter shall be known as the “Expedited Permitting Procedures for Small Residential Rooftop Solar Systems.”

14.90.020 Definitions

The terms, phrases, and words used in this Chapter shall be construed in compliance with the definitions set forth by California Government Code Section 65850.5 (and any amendments thereto) and California Civil Code Section 714 (and any amendments thereto).

14.90.030 Expedited Solar System Permitting and Review

Solar energy systems which qualify for expedited permit processing pursuant to Government Code Section 65850.5 shall be subject to the administrative and ministerial permitting procedures set forth in this Chapter. Consistent with Government Code Section 65850.5, the Building Official shall implement an expedited administrative permit review process for small rooftop solar energy systems, and adopt a checklist of all requirements with which small

rooftop solar energy systems shall comply in order to be eligible for expedited review. The expedited administrative permit review process and checklist shall substantially conform to the recommended process and checklist prescribed by the California Solar Permitting Guidebook as adopted by the Governor's Office of Planning and Research. The City's adopted checklist shall be published on the City's website.

14.90.040 Electronic Submittals

Consistent with Government Code Section 65850.5, the Building Official shall allow for electronic submittal of permit applications covered by this Chapter and associated supporting documentations. In accepting such permit applications, the Building Official shall also accept electronic signatures on all forms, applications, and other documentation in lieu of a wet signature by any applicant.

14.90.050 No Association Approval

Consistent with Government Code Section 65850.5, the Building Official shall not condition the approval of any solar energy system permit on the approval of such a system by an association as that term is defined by Civil Code Section 4080.

14.90.060 Permit Application Processing

A permit application that satisfies the information requirements in the City's checklist shall be deemed complete and be properly processed. Upon

confirmation by the Building Official that the permit application and supporting documents meet the requirements of the City's checklist and is consistent with all applicable laws, the Building Official shall, consistent with Government Code Section 65850.5, approve the application and issue all necessary permits. Such approval does not authorize an applicant to connect the small residential rooftop energy system to the local utility provider's electricity grid. The applicant is responsible for obtaining such approval or permission from the local utility provider. If the Building Official determines that the permit application is incomplete, the Building Official shall issue a written correction notice to the applicant, detailing all deficiencies in the application and any additional information required to be eligible for expedited permit issuance.

Section 14.90.070 Inspection Requirements

The Building Official shall require only one section for small residential rooftop solar energy systems eligible for expedited review as provided by this Chapter. Such inspection shall be performed in a timely manner. If the small rooftop solar energy system fails the single inspection, subsequent inspections shall be authorized.”

SECTION 3. Any provision of the Pasadena Municipal Code or appendices thereto that is inconsistent with the provisions of this Ordinance, to the extent of such inconsistencies and no further, are hereby modified to the extent necessary to effect the provisions of this Ordinance and state law.

SECTION 4. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance, and each and every Section hereto, subsection, sentence, clause, or phrase not declared invalid or unconstitutional without regard to whether any portion of this Ordinance would be subsequently declared invalid or unconstitutional.

SECTION 5. The City Clerk shall certify the adoption of this ordinance and shall cause this ordinance to be published by title and summary.

SECTION 6. This ordinance shall take effect upon publication.

Signed and approved this _____ day of _____, 2015.

Terry Tornek
Mayor of the City of Pasadena

I HEREBY CERTIFY that the foregoing ordinance was adopted by the City Council of the City of Pasadena at its meeting held this _____ day of _____ 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Date Published:

Mark Jomsky
City Clerk

Approved as to form:



Theresa E. Fuentes
Assistant City Attorney