

SOLAR PHOTOVOLTAIC SYSTEMS

§ 15.02.1000 DEFINITIONS.

Terms defined herein shall have the following meanings when used in this Subchapter:

BUILDING OFFICIAL. The Building Official of the City of Culver City or his or her designee.

CALIFORNIA ENERGY EFFICIENCY STANDARDS. The California Energy Efficiency Standards set forth in Title 24, Part 6, of the California Code of Regulations.

CITY. The City of Culver City.

DIRECTOR. The Community Development Director of the City of Culver City or his or her designee.

SOLAR PHOTOVOLTAIC SYSTEM. A system that generates electricity from the sun.

(Ord. No. 2008-004 § 1 (part))

§ 15.02.1005 REQUIREMENT.

All new buildings of 10,000 square feet or more of gross floor area, additions equal to 10,000 square feet or more of gross floor area, and major renovations to existing buildings of 10,000 square feet or more of gross floor area, where such renovation is equal to at least fifty percent (50%) of the valuation of the existing building, shall be equipped with a one kilowatt (1 kw) solar photovoltaic system per each 10,000 square feet of gross floor area, or fraction thereof.

A. Except as otherwise expressly provided, this Section shall not apply to one- and two-family residences, parking structures, garages, and renovations or additions to existing buildings.

B. For qualifying projects, the number of panels required for any given system shall be the total required energy production of the project, divided by the energy production capability of a single panel as specified on the project.

C. When calculating the number of panels required, fractional panels equal to or greater than one half shall be rounded up to the nearest whole number; fractional panels less than one half shall be rounded down to the nearest whole number.

(Ord. No. 2008-004 § 1 (part))

§ 15.02.1010 EXCEPTIONS.

Upon the written approval of the Director, an applicant who is unable to install the required solar photovoltaic system, due to the configuration of the proposed construction project, shall comply with one of the following options in order to satisfy the requirements set forth in § 15.02.1005:

A. *In-lieu fee.*

1. An applicant shall pay an in lieu fee in an amount equal to the cost of a solar photovoltaic system installed in a comparable project.

2. Fees generated from in lieu payments pursuant to this Subsection shall be appropriated and disbursed only for solar photovoltaic designs and installations on City buildings or facilities.

3. The amount and process for the collection, utilization and return of fees contemplated by this Section shall be established by resolution of the City Council.

B. *Alternate location.* An applicant shall install a solar photovoltaic system equivalent to a system installed in a comparable project on another building owned by the applicant and located in Culver City.

(Ord. No. 2008-004 § 1 (part))

§ 15.02.1015 BUILDING PERMIT FEES AND INSPECTIONS.

A. Plan check and permit fees in an amount not to exceed Five Thousand Dollars (\$5,000.00) shall be waived for solar photovoltaic installations. This Subsection, 15.02.1015 A, shall remain in effect until March 12, 2018, and as of that date is repealed, unless a later enacted statute, enacted before March 12, 2018, deletes or extends that date.

B. The value of the required solar photovoltaic system shall not be required to be included in the overall construction valuation of the project for the purposes of determining building permit fees.

C. No final inspection shall be approved for a construction project subject to the requirements of this Subchapter, nor shall a temporary or final certificate of occupancy be issued for such project, prior to the installation of the solar photovoltaic system being completed, inspected and fully operational, unless otherwise excepted pursuant to § 15.02.1010.

(Ord. No. 2008-004 § 1 (part))