

# City of Bellingham Policy

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**Title: Roof Mounted Photo-Voltaic Solar Panels for One and Two Family Dwellings**

**Code: 2006 International Residential Code**

**Chapter: R105.2**

**Level of Policy: Departmental**

**Date Issued: September 4, 2009**

**Developed by: Jim Tinner, CBO**

**Date Revised: N/A**

**Revised by: N/A**

**Approved by: Tim Stewart, AICP**

Cancels: N/A

See Also:

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## **Purpose**

To assist and encourage private electric generation capability while assuring that such electric generation capability does not create structural, fire or life safety hazards.

## **Scope**

Single-family, two-family and townhome buildings which fall under the scope of the International Residential Code.

## **Definitions**

PV means Photo-Voltaic

## **Policy/Conditions**

The installation of roof mounted PV solar panels meeting all of the following criteria will not create a requirement for structural review or a building permit.

- Total dead load of panels, supports, mountings, raceways and all other appurtenances weighs no more than four pounds per square foot.
- The total PV solar panel system weight will not exceed 1,000 pounds.
- Panels are to be mounted no higher than 18" above the plain of the roof to which they are affixed.
- Supports are installed to spread the dead load across as many roof framing members as needed to ensure that no point loads in excess of fifty pounds are created.
- Attachment to the roof will be as specified by the mounting system manufacturer.
- All portions of the system must remain at or below height limitations of any code or regulation enforced by the City of Bellingham.
- Electric permits and inspection approvals are required for all PV installations that connect to the building's electric system.

## **References/Sources**

Solar Guide for Residential Buildings - City of Portland, OR

Installation of Roof Mounted Solar Panels, revised June 17, 2009 – Clackamas County, OR

Solar Energy Systems Guide, revised August 19, 2009 – City of Seattle, DPD

## **Appendix/Attachments**