SOLAR PANEL & ENERGY STORAGE SYSTEM (ESS) REQUIREMENTS
Effective: January 1, 2023
Ordinance No. 3247-22

Title 3, Chapter 4, Article 1, Section 3-4.110 of the Redondo Beach Municipal Code is hereby amended to read as follows:

“Section 3-4.110 Solar Panel Regulations”

Chapter 12, Energy System, of the California Fire Code, shall be amended to read in its entirety as follows:

1205.2.1 Solar photovoltaic (PV) systems for group R-3 buildings. Solar photovoltaic (PV) systems for group R-3 buildings shall comply with sections 1205.2.1.1 through 1205.2.1.2, sections 1205.2.1.3, 1207.11.3 through 1207.11.4, and 1207.11.6.

1205.2.1.1 Set Backs for Ridge for Smoke and Heat Ventilation. Panels/modules installed on the roofs of residential buildings shall be located only on one side of any ridge to allow for Fire Department smoke and heat ventilation operations. The panel/modules(s) shall be located no less than 3 feet from the ridge.

Exceptions: Where solar panels/modules are placed on both sides of any ridge they shall be spaced a minimum of 5 feet on one side and 3 feet on the other side of the ridge.

1205.2.1.2 Flat and Alternate Roofs. Panels and modules shall be located in a manner that provides a minimum 3-foot-side (968mm) clear perimeter around the edges of the roof. The panels and modules shall be installed in a way that Smoke Ventilation areas are created over common hallways and corridors to the approval of the AHJ.

1205.2.1.3 Alternative setbacks at the ridge. Is deleted.

1207.11.3 Location. ESS shall be installed only in the following locations:
1. Detached garages and detached accessory structures.
2. Deleted.
3. Outdoors or on the exterior side of the exterior walls located not less than 3 feet from doors and windows directly entering the dwelling unit.
4. Deleted.

ESS shall not be installed in any attached structure to a dwelling unit.

1207.11.4 Energy Ratings. Individual ESS units shall have a maximum rating of 20kWh. The aggregate rating structure shall not exceed:
1. Delete.
2. 80 kWh in detached garages and detached accessory structures not associated with dwelling units
3. 80 kWh on exterior walls
4. 80 kWh outdoors on the ground.

ESS Installations exceeding the permitted individual or aggregate ratings shall be installed in accordance with Sections 1207.1 through 1207.9 of the California Fire Code.
1207.11.6 Fire Detection. Is deleted.

Figure 1207.11.7.1 is amended as follows: