

Pikes Peak REGIONAL Building Department

INFORMATION ABOUT REPLACEMENT ROOFS WITH SOLAR:

With both thermal hot water and electrical Photo Voltaic (PV) having been around for many years, we are seeing more of these systems that require removal and reinstallation when the roof has deteriorated or must be replaced due to age or weather damage.

- The Regional Building Department requires both a building permit and an electrical permit for Solar Photo Voltaic Systems that are removed and re-installed when a re-roof is taking place, in addition to a roofing permit. If a Thermal Solar System is involved and the piping inside the house is altered, then a mechanical/plumbing permit is required in addition to the building permit. A minimum of one inspection is required to be performed on the re-roof permit prior to solar panels being re-installed.
- The Solar System, either PV or Thermal Solar, may be an older system where the Department does not have any permit history on the original installed system. Even newer systems that were installed with permits and inspections may not have had plans required at the time of the original installation permit. In these cases, RBD will require a pre inspection prior to the removal of the Solar System to document what is installed, and to ensure the system is replaced in a like manner that meets basic safety requirements. This pre inspection can either be a site visit performed by a RBD inspector or an approved electronic inspection of uploaded photos at the discretion of the Chief Inspector of the applicable department.
- As for the mounting of the thermal or PV panels, they must be remounted in a manner that is equal to or better than the original installation.
- RBD is not requiring any of these older systems to be brought up to current codes when re-installed. Our goal is to ensure a safe and secure installation.
- If the Solar System is newer, and RBD has plans for the original installation, we will use these plans at time of plan review, if plans are required, or at time of final inspection to ensure the system has been re-installed according to the original design, requirements, and manufacturers guidelines.

If you have any questions, please feel free to contact:

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| • Chief Building Inspector - Dane Swennes | 719-799-2863 | dane@pprbd.org |
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