



*Pikes Peak
Regional Building
Department*

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Replacement Roofs with Solar:

With both thermal hot water and electrical Photo Voltaic having been around for many years, we are seeing more of these systems that must be removed and re-installed when the roof has deteriorated or must be replaced due to weather damage.

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 the roofing permit. If a Thermal Solar System is involved, and piping inside the house is altered, then a mechanical/plumbing permit is required in addition to the building permit.

The Solar System may be an older system where RBD doesn't have any permit history. And even newer systems that were installed with permits and inspections may not have had plans required at the time of the original installation. In these case's 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.

As for the mounting of the thermal or PV panels, they must be remounted in a manner that is as good or better than the original installation.

RBD is not requiring any of these older systems be brought up to current code when re-installed. We want to ensure a safe secure installation thru the inspection process.

If the Solar System is newer, and RBD has plans for the original installation, we will use these plans at time of final inspection to ensure the system has been re-installed according to the original design, requirements, and manufactures guidelines.

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

John Welton – Chief Building Inspector at 799-2842 or john@pprbd.org

Dean Wemmer – Chief Electrical Inspector 799-2865 or dean@pprbd.org

Jack Arrington – Chief Plumbing/Mechanical Inspector 327-2981 or jack@pprbd.org