SWH systems constructed in the City of Santa Clarita require a building permit issued by Building & Safety and one or more inspections by a City Building Inspector. This publication explains the permit and inspection process for SWH systems.

Building Permit Process for SWH Systems

- Please visit the City’s Permit Center located at 23920 Valencia Blvd., Suite 140, Valencia, CA 91355.
- All SWH systems will require City Planning approval prior to submittal to Building & Safety. City Planning will review flat-mounted rooftop SWH systems under 30KWth installed on one- or two-family residences for exterior and garage clearances.
- A plumbing permit (PLM) is required for the installation of stand-alone SWH system projects.
- A building permit (BLD) is required for the installation of ground-mounted systems, and/or when a SWH system is being permitted in conjunction with any additional construction, such as a new building, addition, plumbing, or mechanical work.

Plan Review Requirements for SWH Systems

Building & Safety reviews the plans and calculations for all SWH system projects to verify the systems are in compliance with State Building Codes and local regulations. In order to obtain a building permit, the following documents must be provided:

- A completed permit application
- Two copies of the plans on 11”x17” sheets minimum. Larger sheet sizes may be required for commercial and multi-family projects. When required, plans prepared by a licensed professional shall be sealed and signed. Please see “Plan Requirements for SWH Systems” on page 2.
- One copy of manufacturer’s specifications for the proposed SWH system components including the mounting equipment.

Plan Review Period

Building & Safety strives to complete plan reviews as soon as possible. The turn-around time for solar SWH plan review is as follows:

- 2-3 business days for rooftop SWH systems under 30KWth and installed on one- or two-family residences.
- 15 business days for all other SWH systems.

Inspection

Building & Safety offers next business day building inspection for requests made before 2:30 PM the day prior. SWH systems, under 30KWth, installed on one- and two-family residences will be inspected after the installation is complete. All other SWH systems require rough plumbing inspection. Inspections can be scheduled by calling (661) 286-4097 or online at http://www.santa-clarita.com.

Contact Information

- For questions regarding the SWH permit process call (661) 255-4935 or e-mail buildingpermits@santa-clarita.com.
- For Code questions regarding SWH systems please contact MEP plan review at (661) 255-4951
City of Santa Clarita Building & Safety
Solar Water heating (SWH) System Submittal & Inspection Requirements (continued)

Plan Requirements for SWH Systems

Site Plan:  Provide a site plan which includes the site address, parcel number, property owner’s name, and legal description. For rooftop SWH systems, show the location of the building on the site plan. For ground-mounted SWH systems, show the property lines and any slopes, and include the setback dimensions. Slope setbacks are measured from the bottom of the footing horizontally to daylight. Show the locations of all exterior hot water tanks (if any) and provide dimensions for all clearances.

Roof/Garage Plan:  Provide a roof plan showing the slope of the roof the proposed solar collectors, and all plumbing in relation to any ridge, hip, or valley. Show all existing PV panels and/or thermal solar collectors (if any) and clearly label them on the plan. If a hot water storage tank will be installed in the garage, provide a garage floor plan which demonstrates that the mandatory 20’x20’ inside garage dimension is not encroached upon.

Fire Department Access:  A minimum 3 ft wide clearance shall be provided around the roof perimeter and/or between solar collectors for access by Fire Dept. personnel.

System Plumbing Diagram:  Provide an equipment installation diagram showing the quantity of collectors (including the manufacturer and model number), all valves, all piping/plumbing sizes and materials, and all pumps (if any) with the name plate horse power, voltage, and current ratings.

Manufacturer’s Data Information:  One copy of manufacturer’s specification data sheets (cut sheets) for the proposed solar collectors, pumps, and hot water tanks.

Equipment Listing Requirement:  All devices and components of a SWH system must be listed by a nationally recognized testing agency, such as UL. Rooftop solar photovoltaic modules shall meet the minimum fire classification of the roof assembly in accordance to California Building Code (CBC) Chapter 15 and City of Santa Clarita amendments.

Roof Mounting Information:  The structural stability of the SWH system shall be detailed on the plans. Specify the maximum weight of each solar collector panel and provide complete structural details for the SWH system and its connections to the structure (specify the type, size, spacing, embedment, weather protection, etc.). Provide a cross section showing the height of the proposed solar collectors above the roof, the supporting structure and the distance down the slope from any roof ridge. If using a pre-manufactured racking system, provide the manufacturer’s installation specifications. If alteration of the existing structure is proposed, structural plans and calculations will be required. Ground-mounted SWH systems shall include complete structural drawings of the supporting structure. Ballasted systems will require structural analysis of the existing structure for vertical and lateral loads (seismic loads). Additionally, structural justification for the wind uplift will also be required.

Design Professional Stamp and Signature:  All plans must be stamped and signed by the responsible licensed professional in accordance with the California Business and Professions Code. Solar water heater plans may be signed by a California licensed Mechanical Engineer (P.E.), a licensed Contractor (C-4, C-36), or a licensed Solar Contractor (C-46) who is responsible for the SWH system installation. A California registered Architect, Civil Engineer, or Structural Engineer shall stamp and sign the structural plans and calculations, when required.

Plan revisions:  Plan revisions initiated by the builder, owner or Building Inspector’s correction require approval by a Building & Safety plan reviewer. Plan reviewers are available Monday through Thursday between 7:30 and 11:00 AM.