ORDINANCE NO.: 21-04

AN ORDINANCE OF THE CITY OF INGLEWOOD, CALIFORNIA

DELETING ARTICLE 17 (RESIDENTIAL ROOFTOP SOLAR SYSTEM
EXPEDITED PERMITTING) OF CHAPTER 11 IN ITS ENTIRETY AND
REPLACING IT WITH AN UPDATED ARTICLE 17; 2) ADDING
ARTICLE 18 (ELECTRIC VEHICLE CHARGING STATION EXPEDITED
PERMITTING) TO CHAPTER 11 (BUILDING REGULATIONS) TO
ADOPT AN EXPEDITED, STREAMLINED PERMITTING PROCESS
FOR ELECTRIC VEHICLE CHARGING STATIONS AS REQUIRED BY
LAW.

WHEREAS, the State of California and the City of Inglewood has consistently promoted
and encouraged the use of fuel-efficient electric vehicles; and

WHEREAS, the State of California recently adopted Assembly Bill 1236, which requires
local agencies to adopt an ordinance that creates an expedited and streamlined permitting
process for electric vehicle charging systems ("EVC"); and

WHEREAS, creation of an expedited, streamlined permitting process for electric vehicle
charging stations would facilitate convenient charging of electric vehicles and help reduce the
City's reliance on environmentally damaging fossil fuels; and

WHEREAS, the City now wishes to adopt Article 18 in compliance with Assembly Bill
1236, codified in Government Code 65850.7 and to update Article 17, Residential Rooftop

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA,

DOES ORDAIN AS FOLLOWS:

SECTION 1.

Article 17 (Residential Rooftop Solar System Expedited Permitting) of Chapter 11
(Building Regulations) of the Inglewood Municipal Code, is hereby deleted in its entirety and
replaced with the following:

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Section 11-167. Applicability.

This Section applies to the permitting of all small residential rooftop solar energy systems, as defined herein, in the City of Inglewood and pursuant to Government Code 65850.5.

Section 11-168. Definitions.

The following words and phrases as used in this Article are defined as follows:

1. "Accessory structure" means a structure not greater than three thousand square feet (two hundred seventy-nine square meters) in floor area, and not over two stories in height, the use of which is customarily accessory to and incidental to that of the dwelling(s) and which is located on the same lot.

2. "Building Official" or "Official" means the official in charge of Building Safety of the City of Inglewood, or authorized representative.

3. "City" means the City of Inglewood or the City Council of the City of Inglewood.

4. "Electronic submittal" means the utilization of email or the Internet.

5. "Small residential rooftop solar energy system" or "SRRSES" means all of the following:
   a. A solar energy system that is no larger than ten kilowatts alternating current nameplate rating or thirty kilowatts thermal.
   b. A solar energy system that conforms to all applicable state fire, structural, electrical, and other building codes as adopted or amended by the City and paragraph (3) of subdivision (c) of Section 714 of the California Civil Code, as such section or subdivision may be amended, renumbered, or redesignated from time to time.
   c. A solar energy system that is installed on a single- or duplex-family dwelling and accessory structure(s).
   d. A solar panel or module array that does not exceed the maximum legal building height as defined by the City.
6. "Solar energy system" has the same meaning set forth in paragraphs (1) and (2) of subdivision (a) of Section 801.5 of the California Civil Code, as such section or subdivision may be amended, renumbered, or redesignated from time to time.

7. "Specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified, and written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.


1. All solar energy systems shall meet applicable health and safety standards and requirements imposed by the State of California and of the City of Inglewood, including the local Fire Department.

2. Solar energy systems for heating water in single-family residences and for heating water in commercial or swimming pool applications shall be certified by an accredited listing agency as defined by the California Plumbing and Mechanical Codes.

3. Solar energy systems for producing electricity shall meet all applicable safety and performance standards established by the California Electrical Code, the Institute of Electrical and Electronics Engineers, and accredited testing laboratories such as Underwriters Laboratories, and, where applicable, rules of the Public Utilities Commission regarding safety and reliability.

4. No later than January 1, 2021, an application to install a solar energy system shall include a reference to the requirement to notify the appropriate regional notification center of an excavator's intent to excavate, pursuant to article 2 (commending with Section 4216) of Chapter 3.1 of Division 5 of Title 1, before conducting an excavation, including, but not limited to, installing a ground rod.

5. The City shall not be liable for any damages associated with the failure of a person required to obtain a solar energy system permit to notify the appropriate regional notification center of an intended excavation.

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1. On or before September 30, 2015, the Building Official shall adopt an expedited permitting process for SRRSES, including a standard plan and checklist(s) of all requirements with which small residential SRRSES shall comply to be eligible for expedited review.

2. The checklist and all documents required for the submission of an expedited small residential SRRSES application shall be made available to the public on the City’s website.

3. The fees prescribed for the permitting of small residential SRRSES shall be established from time to time by resolution of the City and shall be in compliance with California Government Code Sections 65850.55, 66015, 66016, and California Health and Safety Code Section 17951 and shall be located in the City’s Master Fee Schedule.

4. Prior to submitting an application for permits for a SRRSES, the applicant shall:
   a. Verify to the Building Official’s reasonable satisfaction through the use of standard engineering evaluation techniques that the support structure for the SRRSES is stable and adequate to transfer all wind, seismic, and dead and live loads, associated with the system to the building foundation; and
   b. At the applicant’s cost verify to the Official’s reasonable satisfaction using standard electrical inspection techniques that the existing electrical system including existing line, load, ground and bonding wiring as well as main panel and subpanel sizes are adequately sized, based on the existing electrical system’s current use, to carry all new photovoltaic electrical loads.

5. An application that satisfies the information requirements in the checklist, as determined by the Building Official, shall be deemed complete. Upon receipt of an incomplete application, the Building Official shall issue a written correction notice detailing all deficiencies in the application and any additional information required to be eligible for expedited permit issuance.

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Section 11.171  Technical Review.

1. Any condition imposed on an application shall be designed to mitigate the specific, adverse impact upon health and safety at the lowest possible cost.

2. A feasible method to satisfactorily mitigate or avoid the specific, adverse impact includes, but is not limited to, any cost-effective method, condition, or mitigation imposed by the City on another similarly situated application in a prior successful application for a permit. The City shall use its best efforts to ensure that the selected method, condition, or mitigation meets the conditions of subparagraphs (A) and (B) of paragraph (1) of subdivision (d) of Section 714 of the California Civil Code.

3. Upon confirmation by the Building Official of the application and supporting documentation being complete and meeting the requirements of the checklist, the Building Official shall administratively approve the application and issue all required permits or authorizations. Such approval does not authorize an applicant to connect the SRRSES to the local utility provider’s electricity grid. The applicant is responsible for obtaining such approval or permission from the local utility provider.

4. For a small SRRSES eligible for expedited review, only one inspection shall be required, which shall be done in a timely manner and may include a consolidated inspection by the Building Official and the local Fire Department. If a SRRSES fails inspection, a subsequent inspection is authorized, however the subsequent inspection need not conform to the requirements of this subsection.

5. A Building Official may require an applicant to apply for a use permit if the Official finds, based on substantial evidence, that the solar energy system could have a specific, adverse impact upon the public health and safety. A decision to require an applicant to apply for a use permit or a denial of an application for a use permit may be appealed to the City Planning Commission.
SECTION 2.

A new Article 18 (Electric Vehicle Charging Station Expedited Permitting) of Chapter 11 (Building Regulations), of the Inglewood Municipal Code, is hereby added to read as follows:

Section 11-172. Purpose.

The purpose of this Article is to promote and encourage the use of electric vehicles by creating an expedited, streamlined permitting process for electric vehicle charging stations while promoting public health and safety and preventing specific adverse impacts in the installation and use of such charging stations. This Article is also purposed to comply with California Government Code Section 65850.7.

Section 11-173. Definitions.

1. "Electric vehicle charging station" or "charging station" means any level of electric vehicle supply equipment station that is designed and built in compliance with Article 625 of the California Electrical Code, as it reads on the effective date of this Article, and delivers electricity from a source outside an electric vehicle into a plug-in electric vehicle.

2. "Specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified, and written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

3. "Electronic submittal" means the utilization of one or more of the following:
   a. Electronic mail or email.
   b. The internet.


1. Section 65850.7 of the California Government Code provides that in developing an expedited permitting process, the City shall adopt a checklist of all requirements with which electric vehicle charging stations shall comply to be eligible for expedited review. The Building Official is hereby authorized and directed to develop and adopt such checklist. The expedited, streamlined permitting process and checklist incorporates the
recommendations contained in the most current version (which may change from time to time) of the “Plug-In Electric Vehicle Infrastructure Permitting Checklist” of the “Zero-Emission Vehicles in California: Community Readiness Guidebook” as published by the Governor’s Office of Planning and Research. The checklist shall be published on the City’s website.

2. As part of the permit application submittal, the applicant shall verify that the installation of an electric vehicle charging station will not have specific, adverse impact to public health and safety and building occupants. Verification by the applicant includes but is not limited to: electrical system capacity and loads; electrical system wiring, bonding and overcurrent protection; building infrastructure affected by charging station equipment and associated conduits; areas of charging station equipment and vehicle parking.

3. The application shall demonstrate compliance with the City of Inglewood Water and Power’s (IWP) interconnection policies.

4. A permit application that satisfies the information requirements in the City’s adopted checklist shall be deemed complete and be promptly processed. Upon confirmation by the Building Official that the permit application and supporting documents meet the requirements of the City adopted checklist; is consistent with all applicable laws and health and safety standards; and demonstrates compliance with IWP’s interconnection policies, then the Building Official shall, consistent with Government Code Section 65850.7, approve the application and issue all necessary ministerial permits. Such approval does not authorize an applicant to energize or utilize the electric vehicle charging station until approval is granted by IWP. If the Building Official determines that the permit application is incomplete, he or she shall issue a written correction notice to the applicant, detailing all deficiencies in the application and any additional information required to be eligible for expedited permit issuance.

5. If an EVC system fails inspection, a subsequent inspection is authorized but need not conform to the requirements of this Ordinance. If additional inspections are required a
re-inspection fee may apply.

6. Consistent with Government Code Section 65850.7, the Building Official shall allow for electronic submittal of permit applications covered by this ordinance and associated supporting documentation. In accepting such permit applications, the Building Official shall also accept electronic signatures on all forms, applications, and other documentation in lieu of a wet signature by any applicant.

7. All fees prescribed for the permitting of EVC system must comply with Government Code Section 66016, and State Health and Safety Code Section 17951 and shall be located in the City’s Master Fee Schedule.

Section 11-175. Technical Review.

1. It is the intent of this ordinance to encourage the installation of electric vehicle charging stations by removing obstacles to permitting for charging stations so long as the action does not supersede the Building Official’s authority to address higher priority life-safety situations.

2. In technical reviews of a charging station, consistent with Government Code Section 65850.7, the Building Official shall not condition the approval for any electric vehicle charging station permit on the approval of such a system by an association, as that term is defined by Civil Code Section 4080.

3. A Building Official may require an applicant to apply for a use permit if the official finds, based on substantial evidence, that the electric vehicle charging station could have a specific, adverse impact upon the public health and safety. A decision to require an applicant to apply for a use permit or a denial of an application for a use permit may be appealed to the City Planning Commission.

Section 11-176. Electric Vehicle Charging Station Installation Requirements.

1. Electric vehicle charging station equipment shall meet the requirements of the California Electrical Code, the Society of Automotive Engineers, the National Electrical Manufacturers Association, and accredited testing laboratories such as Underwriters Laboratories, and rules of the Public Utilities Commission or Southern California Edison
regarding safety and reliability.

2. Installation of electric vehicle charging stations and associated wiring, bonding, disconnecting means and overcurrent protective devices shall meet the requirements of Article 625 and all applicable provisions of the California Electrical Code.

3. Installation of electric vehicle charging stations shall be incorporated into the load calculations of all new or existing electrical services and shall meet the requirements of the California Electrical Code. Electric vehicle charging equipment shall be considered a continuous load.

4. Anchorage of either floor-mounted or wall-mounted electric vehicle charging stations shall meet the requirements of the California Building or Residential Code as applicable per occupancy, and the provisions of the manufacturer’s installation instructions. Mounting of charging stations shall not adversely affect building elements.

SECTION 3.

Any provision of the City of Inglewood Municipal Code or appendices thereto, inconsistent with the provisions of this Ordinance, to the extent of such inconsistencies and no further, are hereby repealed or modified to that extent necessary to effect the provisions of this Ordinance.

SECTION 4.

If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of any competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance, and each and every Section, subsection, sentence, clause, or phrase not declared invalid or unconstitutional without regard to whether any portion of the Ordinance would be subsequently declared invalid or unconstitutional.

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SECTION 5.

The City Clerk shall certify to the introduction, approval, passage, and adoption of this Ordinance by the City Council and shall cause the same to be published in accordance with the City Charter, and thirty days from the final passage and adoption, this Ordinance shall be in full force and effect.

Introduced at a regular meeting of the Inglewood City Council, this 12th day of January 2021.

Passed and Adopted at a regular meeting of the Inglewood City Council, this 19th day of January.

CITY OF INGLEWOOD:

[Signature]

James T. Butts, Jr.,
Mayor

ATTEST:

[Signature]

Aisha Thompson,
City Clerk
STATE OF CALIFORNIA
) COUNTY OF LOS ANGELES) SS.
CITY OF INGLEWOOD )

I, AISHA L. THOMPSON, City Clerk of the City of Inglewood, California do hereby certify that the whole number of members of the CITY COUNCIL of said city is five; that the foregoing ordinance being Ordinance No. 21-04 is the full, true and correct original of Ordinance No. 21-04 of the said City of Inglewood, California entitled;

AN ORDINANCE OF THE CITY OF INGLEWOOD, CALIFORNIA 1) DELETING ARTICLE 17 (RESIDENTIAL ROOFTOP SOLAR SYSTEM EXPEDITED PERMITTING) OF CHAPTER 11 IN ITS ENTIRETY AND REPLACING IT WITH AN UPDATED ARTICLE 17; 2) ADDING ARTICLE 18 (ELECTRIC VEHICLE CHARGING STATION EXPEDITED PERMITTING) TO CHAPTER 11 (BUILDING REGULATIONS) TO ADOPT AN EXPEDITED, STREAMLINED PERMITTING PROCESS FOR ELECTRIC VEHICLE CHARGING STATIONS AS REQUIRED BY LAW.

which was duly passed and adopted by the said City Council, approved and signed by the Mayor of said city, and attested by the City Clerk of said City, all at a meeting of said Council held on the 19th day of January, 2021 and that the same was so passed and adopted by the following vote:

Ayes: Council Members, Dotson, Padilla, Morales, Franklin and Mayor Butts, Jr.; and

Noes: None.

WITNESS my hand and the seal of said City the 19th day of January, 2021.

(SEAL)