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# CITY OF MERCER ISLAND

## COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

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## Photovoltaic (PV) – Exemption from Building Permit Criteria (Electrical Permit Required)

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### PURPOSE

If your installation meets all of the criteria listed below, you can submit for an over the counter permit for your Rooftop PV installation. If your installation **does not** meet all of the below criteria, you must prepare and submit construction documents for plan review.

1. The PV system is designed and proposed for a detached 1- or 2-family dwelling or townhouse not more than 3 stories above grade or detached accessory structure.
2. The PV system is being installed by a licensed contractor.
3. The mounting system is engineered and designed for PV and utilizes wind uplift calculations that incorporate wind speed up (Kzt) and wind exposure category as mapped by the City of Mercer Island.
4. The existing roof covering is made from lightweight material such as a single layer of composition shingles, metal roofing, or cedar shingles.
5. Panels are mounted no higher than 18 inches above the surface of the roofing to which they are affixed. Except for flat roofs, no portion of the system may exceed the highest point of the roof (or ridge).
6. Total dead load of panels, supports, mountings, raceways, and all other appurtenances weigh no more than 3.5 pounds per square foot.
7. Supports for solar panels are installed to spread the dead load across as many roof-framing members as needed to ensure that at no point loads in excess of 50 pounds are created. Support points shall be distributed across existing roof framing members. No individual roof framing member shall support more than (4) point loads nor a cumulative panel dead load of 150 lbs. unless justifying structural calculations are provided for review.
8. The installation will comply with the manufacturer's instructions.
9. Roof and wall penetrations will be flashed and sealed to prevent entry of water, rodents, and insects.
10. The dwelling is code compliant to setbacks and height, or code allows expansion of nonconformity for solar panels.
11. Roof-mounted collectors and supporting structure are constructed of noncombustible materials or fire-retardant-treated wood equivalent to that required for the roof construction.
12. PV arrays occupy not more than 33% of the total roof area and the dwelling's total floor area is less than 10,000 sq/ft.
13. The PV system will have an approved and issued electrical permit prior to the start of work.