



Solar Panel Requirements Village of Gurnee Building & Safety Division



1. **SUBMIT A BUILDING PERMIT APPLICATION.**

2. Include all pertinent contractors (i.e. installer and electrical contractor). Verify that the electrician is registered to perform work within the Village.

Electrician – a copy of current electrical license with a reciprocating municipality and a certificate of insurance with minimum general liability of \$500,000, listing the Village as Certificate Holder.

3. **PLANS:**

Include:

Two (2) complete sets of detailed plans stamped by a Structural Engineer. Plans must show: roof dimensions; panel dimensions; solar collector coverage percentages, per roof area (see diagram on Page 10-26 of the Gurnee Zoning Ordinance); setback dimensions from all roof edges; dimension that any roof mounted solar panels project above the roof surface; roof design loads; clearances of any roof projections, clearances from plumbing & exhaust vents, and installation details.

Provide one line diagram of the electrical installation, including: pipe type, wiring specifications, and cut sheets for all equipment;

Provide a letter acknowledging the smoke/CO detector requirement to be met (see below requirement).

Provide a signed and sealed letter by an Illinois licensed architect or structural engineer certifying that the roof structure has been evaluated and found capable of supporting the additional load – include all calculations.

4. **INSPECTIONS**

Final inspection which will include building, electric, and fire.

NOTE: An analysis of the age and condition of the existing roof should be done. Homeowner should be aware that removal and reinstallation of the solar panels as a result of eventual reroofing will be costly and as such should assess the expected longevity of their existing roof *before* installing solar systems.

**For questions or to schedule an inspection please call:
Village of Gurnee Building Safety Division
(847)599-7550**

Solar Panel Requirements

Village of Gurnee

Building & Safety Division



GENERAL:

1. Code requirements and standards are to meeting the following:
Building: 2024 IRC with Village of Gurnee amendments;
Electrical: NEC with Village of Gurnee amendments;
Illinois Energy Code
Fire: 2024 IFC with Village of Gurnee amendments;
Village of Gurnee Zoning Ordinance
2. Per Article 10 Section 18 of the Gurnee Zoning Code (available on line) for general requirements and limitations on construction in residential areas, with particular attention to 10-18.c(1)d, which addresses roof coverage/setbacks. Panel area is limited to 80% coverage per roof area (see diagram on Page 10-26 of the Gurnee Zoning Ordinance) where a panel is installed. Submit fully dimensioned integrated roof layout plans showing roof dimensions; panel dimensions; solar collector coverage percentages; dimension that any roof mounted solar panels project above all roof surfaces; and setback dimensions from all roof edges (in particular, those proposed to be under 3 feet wide).
3. A one-foot setback from the roof edge is required.
4. Solar panels must be flush mounted (project no more than 6" in height beyond the roof surface), unless mounted on a flat roof and meeting additional screening requirements
5. Provide a 36-inch wide clear access path along each ridge, as required by the Fire Code. Fire department reviewer may waive this requirement if fire department will not vent the fire at the house ridge.
6. Provide clearance for operation and access to the bathroom plumbing and exhaust vent(s). Vent pipe may not be reduced in height, but may need to be extended for proper ventilation beyond the solar panel surface. Solar panels may not be installed directly above the vent pipe. If the pipe must be relocated, show via plans and sections. It must be possible to access the pipe for maintenance purposes as well as providing adequate venting.
7. Raceway must be IMC or rigid pipe when exposed to weather.
8. Install smoke detectors and CO detector on each level of the dwelling unit. They must be hard wired, battery back-up, interconnected with all other devices per Article R310 of the IRC 2024.