

**ORDINANCE NO. 23-02**

**AN ORDINANCE ESTABLISHING REQUIREMENTS FOR  
RESIDENTIAL SOLAR PROJECTS UNDER THE BUILDING CODE  
PROVISIONS OF THE VILLAGE CODE FOR THE VILLAGE OF DUNLAP**

**WHEREAS**, the Village Board seeks to establish and implement regulations for the construction and installation of solar panels on structures and on the ground on residentially zoned properties within the Village; and

**WHEREAS**, the Village of Dunlap and its Village Board further intend to establish regulations that promote consistent and safe installation and use of solar panels on residentially zoned properties within the Village; and

**WHEREAS**, the Village Board hereby finds that it is in the best interests of the Village and its citizens to adopt and implement the following regulations for residential solar projects as provided herein;

**NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF DUNLAP, PEORIA COUNTY, ILLINOIS, THAT:**

**Section 1.** Chapter 5 of Title 16 is hereby added to the Dunlap Village Code as follows:

**Chapter 16.05**

**Residential Solar Projects**

**Sections:**

16.05.01	Purpose
16.05.02	Definitions
16.05.03	Permit Required
16.05.04	Residential Solar Permit Application
16.05.05	Solar Project Plans
16.05.06	Permit Fee and Deposit

**§16.05.01 Purpose.** The purpose of these regulations is to regulate solar panels constructed and installed in residential zoning districts in the Village of Dunlap in a consistent and safe manner.

**§16.05.02 Definitions.** The following definitions shall apply to this Chapter:

**RESIDENTIAL SOLAR PROJECT:** Any solar panel mounted either on a structure or on the ground on property that is zoned under a residential zoning classification under the Village of Dunlap Zoning Code, along with any equipment necessary for solar panel to function.

**ZONING OFFICER:** The planning and zoning administrator for the Village of Dunlap or his designated representative.

**§16.05.03 Permit Required.**

- A. A solar permit and an electrical permit are required before installation of a residential solar project.
- B. All residential solar project systems are to be designed to meet the current applicable codes adopted by Peoria County.
- C. All electrical solar panel work for a residential solar project shall comply with NEC Article 690, and the solar panels shall comply with UL Standard 1703.
- D. Properties located in a floodplain will be subject to additional requirements.

**§16.05.04 Residential Solar Permit Application.**

- A. Application for a residential solar project shall be made in writing to the Zoning Officer on a form furnished by the Village of Dunlap accompanied by a fee set forth in the Village of Dunlap Building Code fee schedule (see Section 16.02.05).
- B. The permit shall include the following information:
  - 1. The name and address of the applicant and contractor who will be performing the work;
  - 2. Site plan showing location of solar panels on parcel in relation to property lines, roads, and structures;
  - 3. For roof mounted solar systems: A letter from a structural engineer or architect indicating that the existing structure is sufficient to support the new loads associated with the additional weight and wind resistance (minimum 90 mph wind speed design), and structural plans designed and sealed by an Illinois Professional Engineer or Illinois Licensed Architect for securing the panels to the existing structure (every

page must be stamped by Architectural Engineer and Electrical Engineer);

4. For ground mounted solar systems: A letter from a structural engineer or architect indicating the foundation supports the array (minimum 90 mph wind speed design), and structural plans designed and sealed by an Illinois Professional Engineer or Illinois Licensed Architect for securing the panels to a new foundation and array (every page must be stamped by Architectural Engineer plus Electrical Engineer);
5. Provide installation instructions for the residential solar project and specifications on equipment and framing structures; any alteration as a result of inspections, must be recorded, stamped by Architectural Engineer and an Electrical Engineer on every page, and resubmitted for approval;

**§16.05.05 Solar Project Plans.** At minimum, the following shall be indicated on the plans for a residential solar project, to be confirmed during the inspection process:

- Panel layout and maximum height;
- Charge controllers;
- Mounted structure & anchors;
- Disconnect size & type;
- Roof penetrations (when applicable);
- Inverter size & type;
- Grounding points;
- Battery(ies) size & type;
- Conductor size & type;
- One-line diagram including earth grounding;
- Conductor insulation type; and
- Over current protection.

**§16.05.06 Permit Fee and Deposit.**

- A. The permit fee for a residential solar project shall be \$500.00.
- B. Additionally, when submitting an application for a residential solar project, a \$500.00 deposit must be paid over to the Village.
- C. The permit fee includes two (2) inspections. Any additional inspection beyond the initial two inspections will cost an additional \$125.00 to be added to the permit fee for the residential solar project. If any fee is required for an additional inspection, this fee will be taken from the \$500.00 deposit. The remaining portion of the deposit will be refunded to the applicant upon the second passed inspection for the residential solar project.
- D. The permit fee is not to be submitted with the plans for the residential solar project, but will be paid to the Village when the plans have been approved and the permit is issued to the applicant. The deposit shall be paid at the same time the permit fee is paid to the Village. The contact person listed on the application will be notified when the plans have been approved and the permit fee and deposit must be paid before the permit is issued.

**Section 2.** Title 16, Chapter 2, Section 5 of the Dunlap Village Code is hereby amended as follows (additions are indicated by underline; deletions by ~~strikeout~~):

**§16.02.05 Permit Fees.** When applying for a permit under the Building Code, the following permits shall be paid to the Village with the submission of a building permit application:

- A. One-Family and Two-Family Residential: New Construction, Additions, or Alterations

Fee per square foot	\$0.50
Minimum Fee – New Construction	\$1,000.00
Minimum Fee – Additions	\$500.00
Minimum Fee – Alterations	\$500.00

- B. Commercial / Industrial / Multi-Family

Fee per square foot	\$0.75
Minimum Fee – New Construction	\$1,000.00

	Minimum Fee – Additions	\$7,500.00
C.	Electrical / Plumbing / HVAC	
	New Construction, Additions	No Additional Fee
	Alterations	\$55.00 per additional Permit
	Solar Projects ( <del>add-on</del> )	\$500.00
D.	Miscellaneous Building Permits	
	Swimming Pools – Permanent Above-Ground	\$50.00
	Swimming Pools – Partially or Totally Below Ground	\$100.00
	Fences	\$50.00
	Sign – No Electrical	\$50.00
	Sign – With Electrical	\$105.00
	Demolition Permit	\$50.00
	Garages (detached) < 600 sf	\$250.00
	Garages (detached) > 600 sf	\$500.00
	Decks – Freestanding	\$250.00
	Decks – Attached	\$500.00
	Other Accessory Buildings < 100 sf	\$50.00
	Other Accessory Buildings > 100 sf	\$100.00

If work has not commenced within one hundred eighty (180) days of permit issuance, the permit may be extended for another one hundred eighty (180) days upon payment of one-half of the initial permit fee, provided that no changes have been made or will be made to original construction documents, and that suspension of work has not exceeded one year. A permit shall not be extended more than one time, before a new permit will be required.

**Section 3.** This Ordinance is hereby ordered to be published in pamphlet form by the Dunlap Village Clerk and said Clerk is ordered to keep at least three (3) copies hereof