



Town of Tiburon

1505 Tiburon Boulevard

Tiburon, California 94920

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PHOTOVOLTAIC ENERGY GENERATION SYSTEM REQUIRED FOR NEW SINGLE-FAMILY DWELLINGS

In accordance with Title IV, Chapter 16, Section 16-40.080 of the Tiburon Municipal Code, all newly constructed single-family dwellings on property zoned R-1, R-1-B, RO or RPD are required to install a photovoltaic energy generation system.

When Required:

This requirement does not apply to “remodel” projects as described in section 16.52.020 (K) of the Zoning Ordinance that qualify as “new construction”, as defined by section 16-100.020 (N), but applies only to **new single-family dwellings**, e.g., those proposed to be constructed from the ground up.

Required System Size:

The minimum size of a photovoltaic energy generation system required under this section may be calculated using either of the following methods:

Prescriptive method: The minimum system size utilizing the prescriptive method is two watts per square foot of gross floor area of the building. Watts are calculated using the nameplate rating of the photovoltaic system. There shall be no considerations for performance factors, such as tilt, orientation, shading or tariffs.

Performance method: The system sizing for the performance method shall be calculated using modeling software or other methods approved by the Building Official. The total building load, including all gross floor area, shall be calculated in kilowatt hours. The system annual output shall be calculated by factoring in system orientation, tilt, shading, local weather conditions and equipment efficiency. The system shall offset at least 75 percent of the electrical load of the building on an annual basis.

Please note that other methods of renewable electrical energy production can be included or substituted in satisfying the total requirement for the new dwelling and its appurtenant structures and facilities (such as use of renewable resources, or installation of new photovoltaic energy generation systems for in-ground swimming pools).

Exception:

The Design Review Board may grant an exception to this section if it makes affirmative findings that there would be an unusual or severe practical difficulty in the installation of the required photovoltaic energy generation system due to physical circumstances, such as:

- Building location or orientation
- Site topography and/or shading resulting from topography
- Other physical conditions on or off the subject site.

In granting the exception, the Board may require enrollment of the dwelling unit in the Marin Clean Energy “deep green” program or participation in other alternative energy solutions.

Proof of compliance:

Prior to issuance of a Certificate of Occupancy, the owner of record or his/her agent shall certify in writing that the required photovoltaic energy generation system is operational and the Building Official or designee shall verify compliance prior to final sign-off of the building permit.

Resources:

For assistance on how to figure out what is the best system or method for providing a solar energy system for a new residence, please contact a solar company, an architect or a contractor who specializes in new residential construction.