

**MEMORANDUM  
CITY OF HERMOSA BEACH  
PLANNING COMMISSION**

Date:

To: Honorable Mayor City Council

From: City Planning Commission

Subject: Building Code Amendment for Solar Panel Hot Water and Photovoltaic Stubouts

Please accept this memorandum as a request from the Planning Commission for a local Building Code amendment to require that all new buildings incorporate plumbing and electrical "stubouts" for possible future installation of solar heating and/or electric panels.

Over the past few years, Hermosa Beach has joined other governmental agencies in the promotion of sustainable or "green" building technologies. An important element of such technologies is the growing use of solar panels for water heating and electrical generation. In many cases, however, it is difficult and expensive to retrofit existing buildings for such installations because of the need to add plumbing and electrical conduits to the building.

Therefore, in light of the need to accommodate a needed technology to conserve energy and natural resources, the Commission proposes that new buildings be required to include roof stubouts for future installation of solar panels. Accordingly, the Commission is requesting that the City Council initiate a local amendment to the City's Building and related codes to that effect and direct staff to draft the amendment in conjunction with the City's upcoming Building Code adoption, which includes the plumbing and electrical codes.