



COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING & BUILDING  
**PLAN REVIEW SUMMARY**  
**RENW2023-01838, SUBMITTAL #1 (PLAN CHECK, RENEWABLE ENERGY)**

PLAN REVIEW STATUS: **Requires Re-submit**

PRINT DATE: 10/30/2023

APPLICANT: 2337 SAND ROAD LLC

OCCUPANCY:

FIRE SPRINKLERS: N/A

CONSTRUCTION TYPE: N/A

SEISMIC DESIGN: N/A

FIRE SEVERITY ZONE: N/A

WASTE WATER: N/A

NUMBER OF STORIES: N/A

DESCRIPTION: Renewable Energy, Photovoltaic System

OFF GRID GROUND MOUNT 16.8KW PHOTOVOLTAIC SYSTEM W/ ESS & GENERATOR

### Applicable Ordinances and Codes

County Building and Construction Ordinance - Title 19  
County Land Use Ordinance - Title 22  
2022 California Code of Regulations Title 24

County Coastal Zone Land Use Ordinance - Title 23  
County Fire Code Ordinance - Title 16

### Instructions

1. Please refer to the following plan review comments for items requiring changes or clarification. This list includes comments from all applicable reviewing agencies. This may not be a complete list of comments, depending on the level of completeness of the submitted plans - incomplete plans may generate additional comments upon resubmittal. All changes to the plans shall be "cloud and delta".
2. The initial building plan review fee covers the costs of Submittal #1 and Submittal #2. If further comments are required on Submittal #3 or further subsequent reviews, additional plan review fees will be charged at the current adopted fee for plan review per hour until the plans are ultimately approved.
3. Indicate if you have made any design changes to your original plans that are **NOT** a result of the following comments on this list (check one):

☐ YES\* ☐ NO

**\*If YES, complete a "Change Order to Permit Application" form.**

## Building Reviewers

### Building

For questions, please contact Matt Varvel at [mvarvel@co.slo.ca.us](mailto:mvarvel@co.slo.ca.us) or 805-781-1536

1. See comments.

1 43. Energy Storage System: Show layout in garage to ensure compliance with CRC section 328, specifically: is vehicle protection required (we'll need to see an actual layout, where batteries will be, where vehicles can drive & any wing walls) AND include information about required 120 vac Heat Detector that is interconnected to smoke detectors in the home.

- 1) Provide a floor plan of the house and the location of the ESS to show compliance with R328.
- 2) Clearly indicate on the plans how R328.7 is met for fire detection.

Procedure

- Install a smoke alarm in the garage
- Install a smoke alarm in a central room in the house (likely living room area)
- Interconnect the two alarms (either hardwired, or wirelessly. Likely wirelessly)

Response:

2 Load the structural calculations as a supporting document named Structural calcs RENW2023-01838.

Response:

3 A registered design professional shall complete the enclosed County of San Luis Obispo Statement of Required Special Inspections Certificate (Form BLD-1032). Identify the type of work requiring special inspections as indicated in the soils report and elsewhere in the plans and the Individuals or firms responsible for the Special Inspection element(s). Further instructions are identified in the attached Statement of Special Inspection Agreement (Form BLD-1031). The completed Statement of Required Special Inspections certificate shall be imprinted in the plan set, shall be unique to the specific project and shall identify only the required inspections. Provide a note on the cover sheet of plans stating that special inspection(s) are required see sheet S-?, and direct the reader to the location of the Statement of Required Special Inspections in the plan set. A copy of San Luis Obispo County's Special Inspection Program and all Special Inspection forms can be found and downloaded at <http://www.slocounty.ca.gov/Departments/Planning-Building/Building/Services/Special-Inspection-Program.aspx>  
CBC §1705

Response:

4 Provide foundation plans for the array.

Response:

5 Follow industry standards for your single line diagram. Clearly indicate all conduits, conductor size, type and quantity in all portions of the system. Clearly indicate all OCPD in all locations in the system.

Response:

6 Remove the note that all breakers are 50 amp UNO.

Response:

7 justify sending one conductor to one panel and another conductor to another panel from each inverter. Correct the SLD and provide information to support the inverters feeding 2 locations.

Response:

8 Correct the grounding on the SLD. A ground shall be at each structure (each array, generator, residence etc)

Response:

9 Provide a complete cut sheet for the inverters. What is the maximum dc input current?

Response:

10 Provide a foundation and anchoring design for the generator.

Response:

11 Provide a gas line sizing design for the generator.

Response:

12 Justify taking an equipment ground to one panel but a feeder to another panel from the generator.

Response:

13 Provide the manufacturer's suggested wiring diagram for an off-grid system.

Response:

14 Where is the brain to the system? Inverter as a Master that the generator is tied into. The balance of the inverters are typically "slaves" to the "master" inverter.

Since the submittal is not complete there may be additional comments once the design is submitted.

## Conditions of Approval

**Legend - Description of Letter Code in Condition Title**

**C** = Due at or before the plan correction return    **I** = Due at or before permit issuance    **S** = Required at or before foundation inspection  
**R** = Required at or before framing inspection    **F** = Required before final inspection

**Prior to Final****Status****BLD-Signed Permit Uploaded-F****NOT MET**

Upload signed copy of permit to the case via Citizen Self Service (CSS) Portal. Staff to verify during inspection.