

At the Board meeting of December 5, 2019 staff presented reports for updating Regulatory Code sections relating to Solar Systems and Roofs. The amendment to the Roofs section was to remove the pre-approved list and to provide a regulation that addresses the new California laws and also restores the roof approval discretion to the Art Jury.

The new regulations were posted on December 6th, 2019, with a 28-day comment period that ended on January 3rd, 2020. The Association received several comments and staff has since reviewed and incorporated the comments in the attached draft language.

Roofs

Regulatory Code § 31.0305 to be amended to read as follows:

31.0305 Roofs. Any new roof, change in an existing roof, addition to a roofed area, or change in roofing materials shall constitute "Major Construction."

31.0305.01 Exception: Re-roofing with the same roofing material shall be excepted from classification as "Major Construction." This exception shall only apply only if the original roofing material being replaced is a fire-retardant roof covering of a class as required under Health & Safety Code §13132.7