
Solar / Photovoltaic Panels (Residential)

Permit Type(s) and Work Class(es)

“Solar Panel – Single Family/Duplex dwelling” – “New”

“Electrical – Single Family/Duplex Dwelling” – “Sub”

Notes

- Electric Vehicle (EV) Chargers – separate permit

Required Sub Permits

- A separate [Electrical Trade Permit](#) - “Electrical Sub” permit (no inspections under this permit)

Required Documents for Permit Application

- City of Charleston [Residential Building Permit Application](#)
- City of Charleston [Electrical Permit Application](#)
- [Board of Architectural Review \(BAR\) Application](#) – if in designated historic district
- Roof plan indicating solar array locations – roof access and pathways
- Site plan – indicating ground array location(s)
- Structural engineer’s (signed and sealed by SC design professional) letter/report/plan for roof supported or ground supported solar arrays
- Electrical single-line diagram and solar array specifications

Applicable Fees

- Residential – Alterations & Repairs permit fee per [Building and Trade Permit Fee Schedule](#)
- Trade/Sub Permit Fees - Electrical Permit- per [Building and Trade Permit Fee Schedule](#)

Required City of Charleston and South Carolina Licenses

- [Business License](#), City of Charleston
- Contractor License, South Carolina
 - Solar Panel Installers (Prohibited to install roof mounting/framing - only allowed to install panels and associated electrical system)
 - Residential Builder
 - Residential Specialty Contractor with a Roofer classification
 - General Contractor with General Roofing or Specialty Roofing license

Required [R] / Optional [O] City Division Reviews

- Zoning [O] - only for ground mounted arrays
- Building Inspections Division [R]
- BAR [O] - if in designated historic district

Required [R] / Optional [O] Field Inspections

- Residential Electrical Rough [R]
- Residential Electrical Pre-Power & Service (if electrical meter disconnected) [O]
- Residential Electrical Final [R]
- Residential Building Final [R]

Required Non-City Approvals

- N/A

Certificate of Construction Completion

- Not Required, only if requested by applicant