

Guideline: Technical Installations in Buildings

Rooftop Solar Photo Voltaic Installations

All property within Century City is regulated to maintain design quality. This includes installations on buildings such as rooftop solar PV installations, electrical inverters, solar water heaters, standby generators and telecommunications equipment and so on.

The CCPOA and Design Review Committee will assess technical proposals and final appearance when viewed from:

- The public realm includes streets, paths, parks, bridges, canals and open spaces, as well as communal areas within estates.
- The appearance and impact at ground level and from the first two or three storeys, where there are public facilities such as shopping malls, restaurants and the conference centre.
- The appearance of rooftop and free-standing telecommunication towers and similar structures when viewed from the upper storeys of nearby taller buildings.
- Distant views from within and outside Century City, as from the N1 Motorway.

Where CCPOA Rules and Regulations, these guidelines are unclear or silent, or where proposals are unusual, or in situations where no regulation exists, the DRC will assess the proposal based on its appearance and impact on the building itself and its local environment.

The Design Guidelines and Approval Procedures

- The property owner is responsible for the installation, its safety and legality, as well as its appearance. The owner must register with the City of Cape Town in terms of the law. The property owner must approve and sign the applications for approval.
- Trustees and Bodies Corporate within sectional title schemes and estates must:
 - take responsibility for the installation under these guidelines.
 - must approve the arrangement of the solar photo voltaic panels on roofs to ensure that they are acceptable aesthetically within the design intent of their estate and satisfy the rules of their Design Guidelines.
 - must ensure that the installation is in line with the CCPOA Rules and Regulations and observe the design principles described here.
 - The trustees of body corporates, homeowners' associations, and estate managers must formally approve the proposals within their rules, and in line with these guidelines.
- The CCPOA and Design Review Committee approve installations that adhere to the design principles and visual directions described here:
 - The system is to be designed and installed according to current law.
 - The arrangement must follow the geometry of the roof to which it is fixed.
 - The panels must be neatly arranged.
 - The arrangement must consider other installations - such as solar water heaters.
 - The maximum size of the array must be less than the available area of the roof.
 - The panels must lie in the same plane as the roof surface immediately below.
 - All panels on the same roof face must be fixed in a similar manner.
 - Larger and smaller panels may be used together to tie in with the shape of the roof.
 - No panel may extend beyond the edge of the roof plane at the ridge, gable, hip, valley, eaves or gutter.
 - On flat roofs, the panels may not project above the height of a parapet.
 - On flat roofs without parapets, the panels must be set back from the edge of the roof by 3x the height of the panel above the roof surface.
 - A proposal may not be contrary to any condition of prior approval for the building unless an amendment of the existing conditions is approved by both the CCPOA and the City of Cape Town. [For example, no parking areas may be converted for the use of solar panel arrays at the loss of bays.]
 - The roof must be adequate structurally to withstand both the weight and wind load of the installation. Any other construction related to this installation, which is subject to the National Building Regulations, and is to be approved by the CCPOA and the City of Cape Town.
 - All other equipment for this installation is to be located within the building and not visible from the street or other public areas.
- The City Council is to approve Installations under the law before work commences on site.
 - The equipment is to comply with the regulations relating to this type of installation and is to be installed by a competent, licenced person.
 - The property owner must submit the proposal to the City for their approval.
- Submissions to the CCPOA are to include:
 - A Pdf of a dimensioned CADD drawing of the roof, or
 - a scaled and dimensioned diagram of each of the roof planes.

End