Solar Permitting And Oregon Code

City of Portland Bureau of Planning and Sustainability Sam Adams, Mayor | Susan Anderson, Director







The Permitting Universe

Oregon Solar Installation Code

Permit Process

Solar Access Laws **Permit Costs**

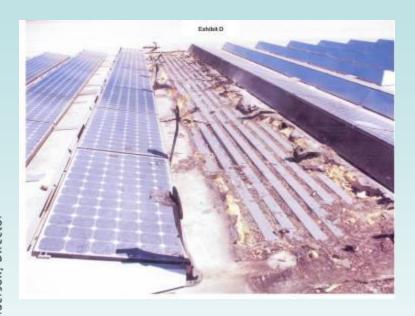
Zoning and Land Use

Aesthetics and **HOAs**



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Why do we need codes?



Electrical (NEC)

Structural (OSSC){IBC}



Sustainability



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Oregon Solar Installation Specialty Code (OSISC)

First statewide solar energy code in nation

Goals and Scope:

- Clear, simple code
- Provide for consistent installation statewide
- Eliminate barriers to local approval
- •PV only
- Does <u>not</u> address BIPV
- •"Implemented" = October 1, 2010!!

Oregon Solar Code

Prescriptive Path Installations : Non-Engineered

For "light-framed wood construction"

- Only applicable in certain wind classes
- Only applicable with certain snow loads
- Maximum point and per square foot loads
- Maximum allowable spans
- Maximum distance from roof surface to modules
- Uniform Documents across jurisdictions



Oregon Solar Code - Mounting











Firefighter Access

Required Setbacks for flat roofs or greater than 1,000 sq/ft of PV modules

- 3 foot unobstructed pathway to edges

Intermediate pathways and venting

- Markings for raceways





Firefighter Access

Required Setbacks for sloped roofs with:

- Less than 1,000 sq/ft of PV modules and -Less than 25% total roof coverage
- Sample Residence- Portland, Oregon 1' ridge pathway





Firefighter Access

Required Setbacks for sloped roofs with:

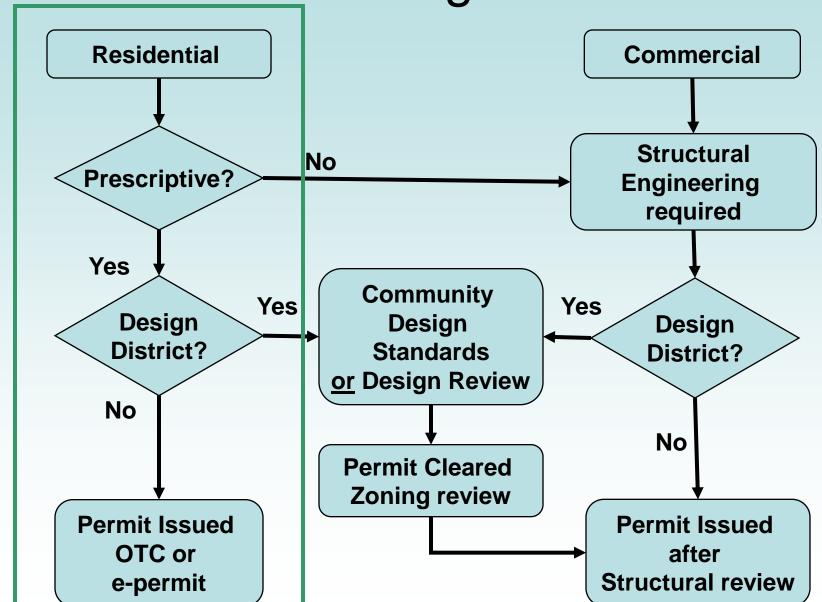
- less than 1,000 sq/ft of PV modules,
- greater than 25% total roof coverage





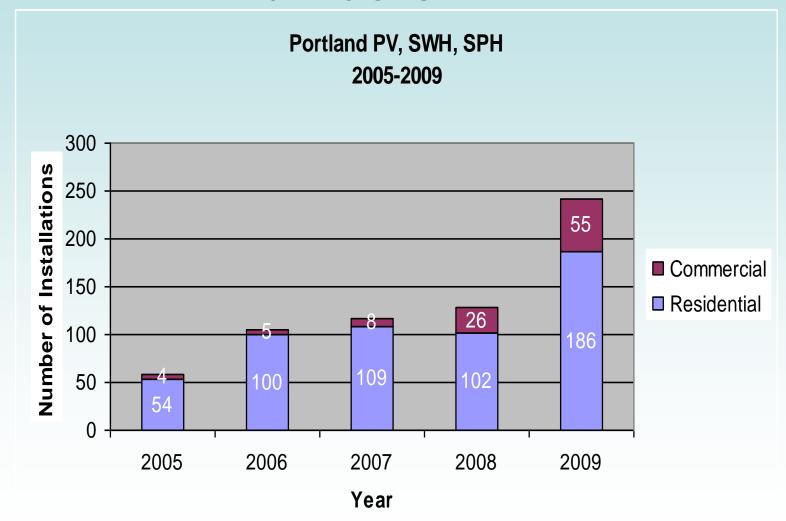


Portland Permitting Process



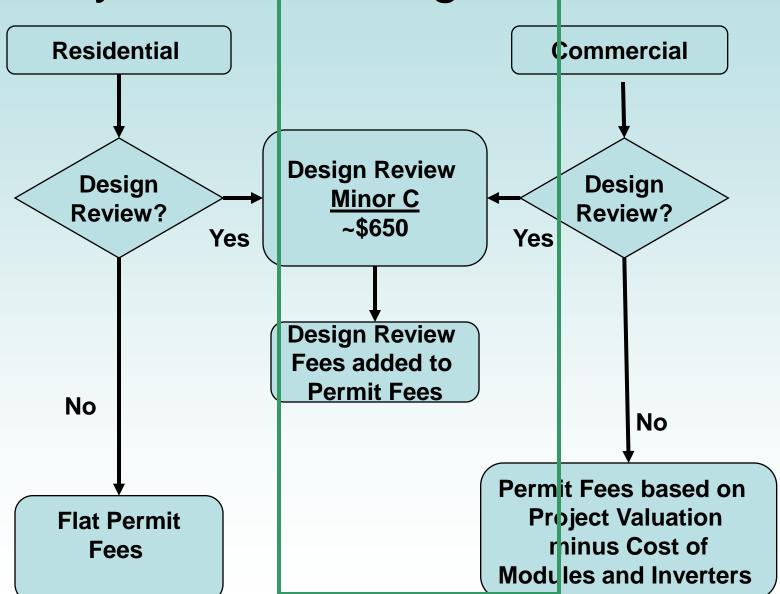


Portland Community Installation Numbers





City PV Permitting Fees



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City of Portland e-permitting for solar

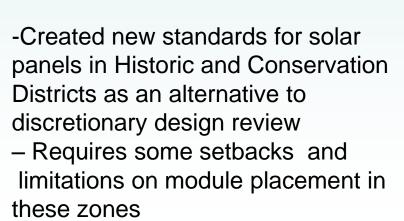
- 80 % of residential systems
- Contractors submit .pdf documents via email
- Receive e-mail approval, pick up and pay for permits at desk
 - Contractors are educated and consistent
 - Available for Prescriptive Path only



RICAP 5 Zoning Code Changes (Solar Highlights)

 Allows roof mounted solar panels to exceed maximum building height.
 Allows solar and renewable energy generation in all zones







Zoning and Land Use



Allowed Vs Conditional Primary Vs. Accessory

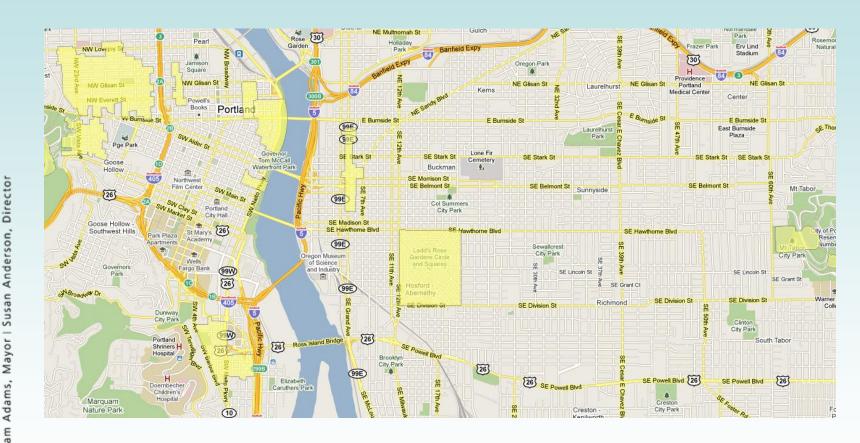
Competing, or complimentary?



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Aesthetics and Historical Issues







Aesthetics and Historical Issues





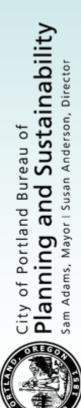








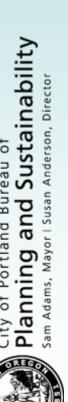
Solar and Homeowner's Associations





ORS 105.880 Conveyance prohibiting use of solar energy systems void.

- 1) No person conveying or contracting to convey fee title to real property shall include in an instrument for such purpose a provision prohibiting the use of solar energy systems by any person on that property.
- (2) Any provision executed in violation of subsection (1) of this section after October 3, 1979, is void and unenforceable.
- (3) For the purposes of this section, "solar energy system" means any device, structure, mechanism or series of mechanisms which uses solar radiation as a source for heating, cooling or electrical energy. [1979 c.671 §5]





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- -Right to install Solar
- -Right to connect
- -Right to net meter
- -Right to competitive environment
- -Right for clean energy on public lands
- -Right to buy solar from utility
- Right to ethical treatment from industry