

August 7, 2022

## Solar Standard for Photovoltaic (PV) Technology



Typical solar panel array installation on a residential home roof.

### SECTION 1 - PLAN SUBMITTAL REQUIREMENTS

#### A. DEFINITIONS

- a. **Roof mounted solar energy system:** A solar energy system that is intended to meet all or part of a property's on-site energy requirements.
- b. **Free-standing solar energy system:** (1) A ground mounted solar energy system containing a support structure that is designed solely for the purpose of supporting the system's equipment. (2) A solar energy system designed to shade sitting areas, recreational activities, parking spaces, walkways, or designed to be utilized for uses other than a solar energy system.
- c. **Solar energy system:** An energy conversion system, including accessories, which converts solar energy to a usable form of energy. Commonly referred to as the solar photo voltaic (PV) system.

#### B. GENERAL

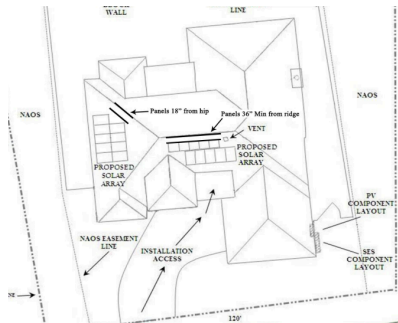
- a. All City, County and State codes and ordinances must be followed.
- b. All PV systems shall be installed in accordance with National Electric Code (NEC), International Fire Code if applicable and all warnings, signage & plaques per NEC codes.
- c. **Dwelling roof mounted solar systems are the only approved solar energy system.**
- d. A free-standing solar system shall not be allowed.
- e. Tree removal is not allowed or should be kept to a minimum to maintain the aesthetic integrity of the Woods at Elm Creek neighborhood. Any tree removal may require reason and proof from an arborist as to reason for removal.
- f. Roof mounted PV panels shall be black in color with black trim.
- g. PV wiring shall be concealed in attic and/or on roof after installation and not be visible from neighboring views.

- h. PV wiring from the attic to ground should be concealed in conduit or other appropriate means to best conceal from view outside the lot.
- i. The power inverter, module and support modules shall be located by all other utilities for the home.
- j. The solar array of panels shall be placed such that concentrated solar radiation or glare shall not be directed onto nearby properties or roadways.
- k. Panels/modules shall be located to industry best practice from the ridge, valleys and gable end and in accordance with International Fire Code (IFC 605.11) if applicable.
- l. If the Solar energy system is not functioning the owner is responsible to remove within 6 months of ceasing to operate.
- m. The homeowner is responsible to maintain all visible components of the solar energy to like new conditions.
- n. The committee will provide a provisional approval within 60 days of HOA request. Final approval will require all contractor plans for above information. The committee will have 30 days from the final approval request to approve before work can be started.
- o. Any project approvals are valid for 6 months from approval date.

## SECTION 2 - PLAN SUBMITTAL REQUIREMENTS

- A. Submit a site (xxxx property identification ) , roof plan (PV panel array) and proposed location of the power inverter, module and support modules (see attached example with minimum clearance recommendations). Submit the plan to [thewoodsatelmccreek@gmail.com](mailto:thewoodsatelmccreek@gmail.com)
- B. Site plan and roof plan showing location of PV installation.
- C. Existing roof layout (prior to solar installation)
- D. Association approval is required before any installation can begin.

Plan examples are shown below;



*According to Article X – Section 3, all use of Lots shall, as a minimum, comply with the zoning and other applicable ordinances and regulation of the City of Champlin. The standards herein contained shall be considered as requirements in addition to said zoning and other applicable ordinances and regulations.*

The previous statement pertains to all right of way and easement set by the City and the homeowner assumes all responsibility and liability of any structure constructed within the lot.