

RESIDENTIAL SOLAR READY

SOLAR-READY ZONE. A section or sections of the roof or building structure designated and reserved for the future installation of a solar photovoltaic or solar thermal system.

R407.1. General. New detached one- and two-family dwellings, town homes, and multifamily buildings not more than four stories above grade shall have a Solar-Ready Zone. The Solar-Ready Zone shall not be shaded by other parts of the building.

Exception: New residential buildings with a permanently installed on-site renewable energy system with an output of not less than one watt per square foot (.092 m²) of conditioned floor area.

R407.2. Construction document requirements for Solar-Ready Zone. Construction documents shall indicate the Solar-Ready Zone.

R407.3. Obstructions. Solar-Ready Zones shall be free from and not shaded by obstructions, including but not limited to vents, chimneys, parapets and roof-mounted equipment.

R407.4. Roof load documentation. The structural design loads for roof dead load and roof live load shall be clearly indicated on the construction documents.

R407.7. Electrical service reserved space. The main electrical service panel shall have a reserved space to allow installation of a dual pole circuit breaker for future solar electric installation and shall be labeled "For Solar Electric." The reserved space shall be positioned at the opposite (load) end from the input feed location or main circuit location.

R407.8. One- and two-family dwellings. New detached one- and two-family dwellings shall have a total Solar-Ready Zone area of not less than 240 square feet (22.3 m²) per dwelling, exclusive of mandatory access or setback areas as required by the Fire Code. The Solar-Ready Zone shall be oriented between 90 and 300 degrees of true North. The Solar-Ready Zone shall be comprised of areas not less than six feet (1.83 m) on one side and at least one area of not less than 160 square feet (14.86 m²) exclusive of access or set back areas as required by the Fire Code.

Exceptions:

1. Dwellings with less than 600 square feet (55.74 m²) of roof area per dwelling unit.
2. A building with a Solar-Ready Zone that is shaded by trees or adjacent structures for more than 50 percent of daylight hours on March 21 of the year the project is permitted.

R407.9. Townhomes. Townhomes shall have a total Solar-Ready Zone area of not less than 160 square feet (14.86 m²) per dwelling unit, exclusive of mandatory access or setback areas as required by the Fire Code. The Solar-Ready Zone shall be oriented between 90 and 300 degrees of true North. The Solar-Ready Zone shall be comprised of areas not less than six feet (1.83 m) on a side and at least one area of not less than 100 square feet (9.29 m²) exclusive of access or setback areas as required by the Fire Code.

Exceptions:

1. Dwellings with less than 400 square feet (37.16 m²) of roof area per dwelling unit.
2. A building with a Solar-Ready Zone that is shaded by trees or adjacent structures for more than 50 percent of daylight hours on March 21 of the year the project is permitted.

R407.10 Multifamily buildings. New low-rise multifamily buildings of four stories or fewer shall have Solar-Ready Zones that in aggregate are not less than 35% of the total roof area of the building.

Exception: A building with a Solar-Ready Zone that is shaded by trees or adjacent structures for more than 50 percent of daylight hours on March 21.