

City of Basehor

Solar Energy Systems

Effective June 1, 2020

The City of Basehor adopted a new policy regarding solar energy systems. This details the requirements and implementation of this policy.

R324 SOLAR ENERGY SYSTEMS

R324.1 General

Solar energy systems shall comply with the provisions of this section.

1. Submitted plans shall be stamped and approved by a licensed design professional from the State of Kansas.
2. Provide a site diagram showing the arrangement of panels on the roof or ground, lot dimensions and distance from property lines to adjacent buildings/structures.

R324.2 Solar thermal systems

Solar thermal systems shall be designed and installed in accordance with Chapter 23 and the *International Fire Code*.

R324.3 Photovoltaic systems

Photovoltaic systems shall be designed and installed in accordance with Sections R324.3.1 through R324.7.1, NFPA 70 and the manufacturer's installation instructions.

R324.3.1 Equipment listings

Photovoltaic panels and modules shall be listed and labeled in accordance with UL 1703. Inverters shall be listed and labeled in accordance with UL 1741. Systems connected to the utility grid shall use inverters listed for utility interaction.

R324.4 Rooftop-mounted photovoltaic systems

Rooftop-mounted photovoltaic panel systems installed on or above the roof covering shall be designed and installed in accordance with this section.

R324.4.1 Structural requirements

Rooftop-mounted photovoltaic panel systems shall be designed to structurally support the system and withstand applicable gravity loads in accordance with Chapter 3. The roof on which these systems are installed shall be designed and constructed to support the loads imposed by such systems in accordance with Chapter 8.

R324.4.1.1 Roof load

Portions of roof structures not covered with photovoltaic panel systems shall be designed for dead loads and roof loads in accordance with Sections R301.4 and R301.6. Portions of roof structures covered with photovoltaic panel systems shall be designed for the following load cases:

1. Dead load (including photovoltaic panel weight) plus snow load in accordance with Table R301.2(1).

2. Dead load (excluding photovoltaic panel weight) plus roof live load or snow load, whichever is greater, in accordance with Section R301.6.
3. Any recommended roof framing methods installed as additional necessary support shall be indicated on the submitted plans and shall be stamped and approved by a licensed design professional in the State of Kansas.

R324.4.1.2 Wind load

Rooftop-mounted photovoltaic panel or module systems and their supports shall be designed and installed to resist the component and cladding loads specified in Table R301.2(2), adjusted for height and exposure in accordance with Table R301.2(3).

R324.4.2 Fire classification

Rooftop-mounted photovoltaic panel systems shall have the same fire classification as the roof assembly required in Section R902.

R324.4.3 Roof penetrations

Roof penetrations shall be flashed and sealed in accordance with Chapter 9.

R324.5 Building-integrated photovoltaic systems

Building-integrated photovoltaic systems that serve as roof coverings shall be designed and installed in accordance with Section R905.

R324.5.2 Fire classification

Building-integrated photovoltaic systems shall have a fire classification in accordance with Section R902.

R324.6 Roof access and pathways

Roof access, pathways and setback requirements shall be provided in accordance with Sections R324.6.1 through R324.6.2.1. Access and minimum spacing shall be required to provide emergency access to the roof, to provide pathways to specific areas of the roof, provide for smoke ventilation opportunity areas, and to provide emergency egress from the roof.

Exceptions:

1. Detached, non-habitable structures, including but not limited to detached garages, parking shade structures, carports, solar trellises and similar structures, shall not be required to provide roof access.
2. Roof access, pathways and setbacks need not be provided where the code official has determined that rooftop operations will not be employed.
3. These requirements shall not apply to roofs with slopes of two units vertical in 12 units horizontal (17-percent slope) or less.

R324.6.1 Pathways

Not fewer than two pathways, on separate roof planes from lowest roof edge to ridge and not less than 36 inches (914 mm) wide, shall be provided on all buildings. Not fewer than one pathway shall be provided on the street or driveway side of the roof. For each roof plane with a photovoltaic array, a pathway not less than 36 inches wide (914 mm) shall be provided from the lowest roof edge to ridge on the same roof plane as the photovoltaic array, on an adjacent roof plane, or straddling the same and adjacent roof planes. Pathways shall be over areas capable of supporting fire fighters accessing the roof. Pathways shall be located in areas with minimal obstructions such as vent pipes, conduit, or mechanical equipment.

R324.6.2 Setback at ridge

For photovoltaic arrays occupying not more than 33 percent of the plan view total roof area, not less than an 18-inch (457 mm) clear setback is required on both sides of a horizontal ridge. For photovoltaic arrays occupying more than 33 percent of the plan view total roof area, not less than a 36-inch (914 mm) clear setback is required on both sides of a horizontal ridge.

R324.6.2.1 Alternative setback at ridge

Where an automatic sprinkler system is installed within the dwelling in accordance with NFPA 13D or Section P2904, setbacks at ridges shall comply with one of the following:

1. For photovoltaic arrays occupying not more than 66 percent of the plan view total roof area, not less than an 18-inch (457 mm) clear setback is required on both sides of a horizontal ridge.
2. For photovoltaic arrays occupying more than 66 percent of the plan view total roof area, not less than a 36-inch (914 mm) clear setback is required on both sides of a horizontal ridge.

R324.6.2.2 Emergency escape and rescue opening

Panels and modules installed on dwellings shall not be placed on the portion of a roof that is below an emergency escape and rescue opening. A pathway not less than 36 inches (914 mm) wide shall be provided to the emergency escape and rescue opening.

R324.7 Ground-mounted photovoltaic systems

Ground-mounted photovoltaic systems shall be designed and installed in accordance with Section R301 and include a site plan of the area.

R324.7.1 Fire separation distances

Ground-mounted photovoltaic systems shall be subject to the fire separation distance.