

Small Scale Solar Checklist

Applicants must check each item and sign this checklist as testament that it has been read and understood

§ 205-18. Solar energy systems.

C. Solar energy systems as an accessory use or structure. This section pertains to roof-mounted solar energy systems and ground-mounted solar energy systems for on-site consumption. These types of solar energy systems shall be considered accessory uses and are subject to the specific regulations below.

(1) Roof-mounted solar energy systems.

- Buildings with roof-mounted solar energy systems shall not exceed the maximum height restrictions of the zoning district within which they are located. The solar energy system shall be included in the calculation of height. The height exemptions for other equipment and structures as provided in **§ 205-7B(8)** of this chapter remain applicable.
- Solar panels on a roof-mounted solar energy system shall be mounted with a maximum distance (tilt or cant) of 18 inches between the roof and highest edge of the solar energy system component.
- Solar energy systems that are mounted on a flat roof shall be exempt from the maximum distance (tilt/cant) requirement of the foregoing subsection; however, the system shall be screened from the road frontage adjacent to the property using building materials or natural materials, such as vegetation and berms. A plan for such screening shall be depicted as supplementary documentation to the building permit.
- Before a roof-mounted solar energy system is first energized, the property owner and solar installer must contact the emergency responders to provide information and instruction on how to use the emergency disconnect to power down the solar energy system and to show responders the location for the emergency disconnect. Roof-mounted solar energy systems shall be labeled in order to provide emergency responders with appropriate warning and guidance with respect to isolating and disconnecting the solar electric system. Materials used for labeling shall be weather resistant. In addition, all roof-mounted solar energy systems must include a setback from the edge and peak of the roof to provide access and a path for firefighters.
- All owners of property upon which a roof-mounted solar energy system which primarily produces electricity for off-site consumption is located are required to enter into contracts with the Town to make payments in lieu of taxes (PILOT). The amounts of the PILOT cannot exceed the amounts which would have been payable if not for the exemption.

(2) Ground-mounted solar energy systems for on-site consumption.

- Ground-mounted solar energy systems that use the electricity primarily on site and that have an aggregate surface area coverage no greater than 1,000 square feet shall be exempt from site plan review under this chapter.
- Ground-mounted solar energy systems for on-site consumption that have an aggregate surface area coverage that exceeds 1,000 square feet shall be subject to site plan review and the issuance of a special use permit.
- Height, setback and lot coverage. Ground-mounted solar energy systems shall adhere to the height, setback and lot coverage requirements of the zoning district within which they are located, subject to the following additional conditions:
 - Height restrictions will apply to structures when oriented at maximum tilt and are provided the same height exemptions as provided in § **205-7B(8)** of this chapter.
- Ground-mounted solar energy systems for on-site consumption shall adhere to the setback requirements of the district in which they are located and shall only be located in the side or rear yards of lots.
- The surface area covered by ground-mounted solar panels in these systems, combined with any other accessory structures on the lot, shall not exceed 30% of the lot coverage.
- Ground-mounted solar panels shall be surfaced, designed, sited and installed so as not to cause glare onto adjacent properties and roadways.
- Before a ground-mounted solar energy system for on-site consumption is energized for the first time, the property owner and solar installer must contact the Town's emergency responders to provide information and instruction on how to use the emergency disconnect to power down the solar energy system and the location for the emergency disconnect. All disconnects shall be clearly labeled in order to provide emergency responders with appropriate warning and guidance with respect to disconnecting the solar electric system. Materials used for labeling shall be weather resistant.

Signature of applicant: _____

NY State Unified Solar Permit

Unified solar permitting is available statewide for eligible solar photovoltaic (PV) installations. Municipal authorities that adopt the unified permit streamline their process while providing consistent and thorough review of solar PV permitting applications and installations. Upon approval of this application and supporting documentation, the authority having jurisdiction (AHJ) will issue a building and/or electrical permit for the solar PV installation described herein.

PROJECT ELIGIBILITY FOR UNIFIED PERMITTING PROCESS

By submitting this application, the applicant attests that the proposed project meets the established eligibility criteria for the unified permitting process (subject to verification by the AHJ). The proposed solar PV system installation:

- Yes No 1. Has a rated DC capacity of 25 kW or less.
- Yes No 2. Is not subject to review by an Architectural or Historical Review Board. (If review has already been issued answer YES and attach a copy)
- Yes No 3. Does not need a zoning variance or special use permit. (If variance or permit has already been issued answer YES and attach a copy)
- Yes No 4. Is mounted on a permitted roof structure, on a legal accessory structure, or ground mounted on the applicant’s property. If on a legal accessory structure, a diagram showing existing electrical connection to structure is attached.
- Yes No 5. The Solar Installation Contractor complies with all licensing and other requirements of the jurisdiction and the State.
- Yes No 6. If the structure is a sloped roof, solar panels are mounted parallel to the roof surface.

For solar PV systems not meeting these eligibility criteria, the applicant is not eligible for the Unified Solar Permit and must submit conventional permit applications. Permit applications may be downloaded here: www.townofnewlebanon.com/town-offices/buildingplanningzoning-department/ or obtained in person at Building Department, Town Hall, 14755 State Route 22, New Lebanon, NY 12125 during business hours (Mondays & Fridays 8 AM to 4 PM).

SUBMITTAL INSTRUCTIONS

For projects meeting the eligibility criteria, this application and the following attachments will constitute the Unified Solar Permitting package.

- This application form, with all fields completed and bearing relevant signatures.
- Permitting fees based on the estimated cost of the project (see fee schedule @ <http://www.townofnewlebanon.com/wp/wp-content/uploads/2015/12/Building-Department-Fee-Schedule.pdf>), payable by cash or check. Checks should be made payable to *Town of New Lebanon*.
- Required Construction Documents for the solar PV system type being installed, including required attachments.

Completed permit applications must be submitted in both electronic and paper versions. Electronic versions should be submitted to ceo@townofnewlebanon.com or paper & electronic versions may be submitted in person at Building Department, Town Hall, 14755 State Route 22, New Lebanon, NY 12125 during business hours (Mondays & Fridays 8 AM to 4 PM) or via mail to: Building Department, Town of New Lebanon, P.O. Box 328, 14755 State Route 22, New Lebanon, NY 12125.

APPLICATION REVIEW/TIMELINE

Permit determinations will be issued within 30 calendar days upon receipt of complete and accurate applications. The municipality will provide feedback within 14 calendar days of receiving incomplete or inaccurate applications.

FOR FURTHER INFORMATION

Questions about this permitting process may be directed to the Town of New Lebanon Code/Zoning Enforcement Officer at 518-794-8884.

PROPERTY OWNER

Property Owner's First Name

Last Name

Title

Property Address

City

State

Zip

Section

Block

Lot Number

EXISTING USE

Single Family

2-4 Family

Commercial

Other

PROVIDE THE TOTAL SYSTEM CAPACITY RATING (SUM OF ALL PANELS)

Solar PV System: _____ kW DC

SELECT SYSTEM CONFIGURATION

Make sure your selection matches the Construction Documents included with this application.

Supply side connection with microinverters

Load side connection with DC optimizers

Supply side connection with DC optimizers

Load side connection with microinverters

Supply side connection with string inverter

Load side connection with string inverter

SOLAR INSTALLATION CONTRACTOR

Contractor Business Name

Contractor Business Address

City

State

Zip

Contractor Contact Name

Phone Number

Contractor License Number(s)

Contractor Email

Electrician Business Name

Electrician Business Address

City

State

Zip

Electrician Contact Name

Phone Number

Electrician License Number(s)

Electrician Email

Please sign below to affirm that all answers are correct and that you have met all the conditions and requirements to submit a unified solar permit.

Property Owner's Signature

Date

Solar Installation Company Representative Signature

Date

SUBMITTAL REQUIREMENTS SOLAR PV 25KW OR LESS (ATTACHMENTS)

NY State Unified Solar Permit

This information bulletin is published to guide applicants through the unified solar PV permitting process for solar photovoltaic (PV) projects 25 kW in size or smaller. This bulletin provides information about submittal requirements for plan review, required fees, and inspections.

PERMITS AND APPROVALS REQUIRED

The following permits are required to install a solar PV system with a nameplate DC power output of 25 kW or less:

- a) Unified Solar Permit

Planning review IS NOT required for solar PV installations of this size.

Fire Department approval IS NOT required for solar PV installations of this size.

SUBMITTAL REQUIREMENTS

In order to submit a complete permit application for a new solar PV system, the applicant must include:

- a) Completed Standard Permit Application form which includes confirmed eligibility for the Unified Solar Permitting process. This permit application form can be downloaded at <http://www.townofnewlebanon.com/town-offices/buildingplanningzoning-department/>.
- b) Construction Documents, with listed attachments [SAMPLES ARE AVAILABLE IN Understanding Solar PV Permitting and Inspecting in New York State AT http://www.townofnewlebanon.com/town-offices/building_planningzoning-department/]. Construction Documents must be by stamped and signed by a New York State Registered Architect or New York State Licensed Professional Engineer.

The Town of New Lebanon, through adopting the Unified Solar Permitting process, requires contractors to provide construction documents, such as the examples included in the Understanding Solar PV Permitting and Inspecting in New York State document. Should the applicant wish to submit Construction Documents in another format, ensure that the submittal includes the following information:

- Manufacturer/model number/quantity of solar PV modules and inverter(s).
- String configuration for solar PV array, clearly indicating the number of modules in series and strings in parallel (if applicable).
- Combiner boxes: Manufacturer, model number, NEMA rating.
- From array to the point of interconnection with existing (or new) electrical distribution equipment: identification of all raceways (conduit, boxes, fittings, etc.), conductors and cable assemblies, including size and type of raceways, conductors, and cable assemblies.
- Sizing and location of the EGC (equipment grounding conductor).
- Sizing and location of GEC (grounding electrode conductor, if applicable).
- Disconnecting means of both AC and DC including indication of voltage, ampere, and NEMA rating.
- Interconnection type/location (supply side or load side connection)
- For supply side connections only, indication that breaker or disconnect meets or exceeds available utility fault current rating kAIC (amps interrupting capacity in thousands).
- Ratings of service entrance conductors (size insulation type AL or CU), proposed service disconnect, and overcurrent protection device for new supply side connected solar PV system (reference NEC 230.82, 230.70).
- Rapid shutdown device location/method and relevant labeling.

c) (For Roof Mounted Systems) A roof plan showing roof layout, solar PV panels and the following fire safety items: approximate location of roof access point, location of code-compliant access pathways, code exemptions, solar PV system fire classification, and the locations of all required labels and markings.

d) Provide construction drawings with the following information:

- The type of roof covering and the number of roof coverings installed.
- Type of roof framing, size of members, and spacing.
- Weight of panels, support locations, and method of attachment.
- Framing plan and details for any work necessary to strengthen the existing roof structure.
- Site-specific structural calculations.

e) Where an approved racking system is used, provide documentation showing manufacturer of the racking system, maximum allowable weight the system can support, attachment method to roof or ground, and product evaluation information or structural design for the rack.

PLAN REVIEW

Permit applications can be submitted to the Building Department in person at 14755 State Route 22, New Lebanon and/or electronically through email to ceo@townofnewlebanon.com and/or through mail to Building Department, P.O. Box 328, 14755 State Route 22, New Lebanon, NY, 12125.

FEES

Fees are based on the estimated cost of the project. The fee schedule is available online at <http://www.townofnewlebanon.com/wp/wp-content/uploads/2015/12/Building-Department-Fee-Schedule.pdf> or through the Building Department.

INSPECTIONS

Once all permits to construct the solar PV installation have been issued and the system has been installed, it must be inspected before final approval is granted for the solar PV system. On-site inspections can be scheduled by contacting the Building Department by telephone at 518-794-8884 or electronically at ceo@townofnewlebanon.com. Inspection requests received within business hours are typically scheduled for the next business day. If next business day is not available, inspection should happen within a five-day window. The Town of New Lebanon requires a third party electrical inspection. The Building Department will provide a list of approved inspectors.

In order to receive final approval, the following inspections are required:

[ROUGH INSPECTION] During a rough inspection, the applicant must demonstrate that the work in progress complies with relevant codes and standards. The purpose of the rough inspection is to allow the inspector to view aspects of the system that may be concealed once the system is complete, such as:

- Wiring concealed by new construction.
- Portions of the system that are contained in trenches or foundations that will be buried upon completion of the system.

It is the responsibility of the applicant to notify the Building Department at 518-794-8884 or ceo@townofnewlebanon.com before the components are buried or concealed and to provide safe access (including necessary climbing and fall arrest equipment) to the inspector.

The inspector will attempt, if possible, to accommodate requests for rough inspections in a timely manner.

[FINAL INSPECTION] The applicant must contact the Building Department at 518-794-8884 or ceo@townofnewlebanon.com when ready for a final inspection. During this inspection, the inspector will review the complete installation to ensure compliance with codes and standards, as well as confirming that the installation matches the records included with the permit application. The applicant must have ready, at the time of inspection, the following materials and make them available to the inspector:

- Copies of as-built drawings and equipment specifications, if different than the materials provided with the application.

- Photographs of key hard to access equipment, including;
 - Example of array attachment point and flashing/sealing methods used.
 - Opened rooftop enclosures, combiners, and junction boxes.
 - Bonding point with premises grounding electrode system.
 - Supply side connection tap method/device.
 - Module and microinverter/DC optimizer nameplates.
 - Microinverter/DC optimizer attachment.

The Town of New Lebanon has adopted a standardized inspection checklist, which can be found in the Understanding Solar PV Permitting and Inspecting in New York State document, found here: <http://www.townofnewlebanon.com/town-offices/buildingplanningzoning-department/>.

The inspection checklist provides an overview of common points of inspection that the applicant should be prepared to show compliance. If not available, common checks include the following:

- Number of solar PV modules and model number match plans and specification sheets number match plans and specification sheets.
- Array conductors and components are installed in a neat and workman-like manner.
- Solar PV array is properly grounded.
- Electrical boxes and connections are suitable for environment.
- Array is fastened and sealed according to attachment detail.
- Conductor’s ratings and sizes match plans.
- Appropriate signs are property constructed, installed and displayed, including the following:
 - Sign identifying PV power source system attributes at DC disconnect.
 - Sign identifying AC point of connection.
 - Rapid shutdown device meets applicable requirements of NEC 690.12.
- Equipment ratings are consistent with application and installed signs on the installation, including the following:
 - Inverter has a rating as high as max voltage on PV power source sign.
 - DC-side overcurrent circuit protection devices (OCPDs) are DC rated at least as high as max voltage on sign.
 - Inverter is rated for the site AC voltage supplied and shown on the AC point of connection sign.
 - OCPD connected to the AC output of the inverter is rated at least 125% of maximum current on sign and is no larger than the maximum OCPD on the inverter listing label.
 - Sum of the main OCPD and the inverter OCPD is rated for not more than 120% of the buss bar rating.

UNIFIED SOLAR PERMITTING RESOURCES

The jurisdiction has adopted the following documents from the New York Unified Solar Permit process:

- Standard Application [<http://www.townofnewlebanon.com/town-offices/buildingplanningzoning-department/>]
- Understanding Solar PV Permitting and Inspecting in New York State document, which includes sample construction documents, inspection checklist, design review checklist, and labelling guide [<http://www.townofnewlebanon.com/town-offices/buildingplanningzoning-department/>]

DEPARTMENTAL CONTACT INFORMATION

For additional information regarding this permit process, please consult our departmental website at <http://www.townofnewlebanon.com/town-offices/buildingplanningzoning-department/> or contact the Building Department at 518-794-8884.