

ACCES REGULATIONS FOR SOLAR ENERGY COLLECTION DEVICES

Under OHIO REVISED CODE 5312.16 (governing HOAs) and OHIO REVISED CODE 5311.92 (governing condominium associations) Solar Energy Collection Devices are now permitted in Greenwood Village.

The following regulations will apply to these installations.

1. Roof shingle type solar products are the preferred solar energy collection device. Roof mounted solar panels are permitted, as are ground or pole mounted panels.
2. Roof mounted solar panels are to be aligned (array) in an orderly, uniform pattern and centered on the house and/or garage.
3. Roof mounted panels must lay flat on the frame support (rack) matching the slope of the roof. All panels must be attached in a fixed permanent position.
4. All wire, conduit, junction boxes, etc. must be concealed under the solar panels as feasible. Meters, disconnect switches, etc. must be located on the side or rear of the unit, close to the existing electrical service. All wiring and conduits must be concealed. Conduits should be painted to match the siding. No wires may be suspended.
5. It is the owner's decision to locate the inverter either with the items listed in #4 above or in the basement or garage. The inverter cannot be located where visible from the front or the street.
6. If the owner selects an "off-line" or "hybrid" system, the batteries and associated equipment are to be located inside in a safe, dry place per the manufacturer's guidelines.
7. A Rapid Cut-Off Switch must be installed per current NEC codes and all other applicable codes.
8. Roof mounted panels are preferred. Ground mounted or pole mounted or any other configuration will only be permitted in the rear of a unit and must meet all local zoning requirements. This type of installation may be no higher than 10 feet in height from the ground to the top of the device. Wires and conduit must be buried underground.
9. The contractor or installer is to be certified by NABCEP and/or SRCC, professional organizations overseeing residential solar panel installations.
10. The manufacturer of all parts and the complete system installation must conform to all applicable guidelines and requirements per local, state, and federal codes. All electrical work must be performed by a licensed electrician. All installations must be in compliance with all electric utility company regulations.
11. For the installation of all solar energy collection devices, neighbor sign off is suggested.
12. If a condominium association decides to allow solar energy collection devices under ORC 5311.92, they will need to follow all the same regulations as outlined above and submit an ACCES application for approval as currently required.