

# *VGC Rules and Regulations*

## **#03 Installation of Solar Energy Panels**

Below data is the result of ARC research, and includes data provided by the developer of The Villages of Garrison Creek, regarding the installation of Solar Energy Panels in Villages 1-8 and 10.

The ARC has fully adopted “RCW 64.38.055 - Solar Panels” (hereinafter referred to as “RCW Solar”) as ARC’s Governing Document concerning Solar Energy Panel installation within The Villages of Garrison Creek. Further, the Villages “Land Use Standards” (hereinafter referred to as LUS) reference “RCW Solar” as a part of the LUS. “RCW Solar” will be the Governing document used to respond to installation requests for Solar Energy Panels. Any violation of the LUS and/or “RCW Solar” may result in MPMA Board imposed liens or fines. There will be different responses and decisions based upon the uniqueness of each ARC Request.

To request approval of Solar while remaining in compliance with “VGC LUS” and “RCW Solar” ARC is requesting that your contractor provide you with a “Letter of Compliance” with “RCW 64.38.055 - Solar Panels”.

[Reference: “RCW Solar” Section (1)(b) ] ARC and the developer of The Villages of Garrison Creek, consider installation of solar energy panels on your roof as a safety concern; and,

[Reference: “RCW Solar” Section (2)(b) ] Without a letter of full compliance, regarding “RCW Solar” from the installation contractor, ARC will not approve the installation of solar energy panels on your roof nor their attachment to the slope of any roof facing the street.

Decision Criteria: It is important to note that the Roof Load Standards, for homes built in Villages 1-8 and 10, did not include extra load factors for Solar Energy Panel weight and the related weight of water and installation hardware. (Still researching for Phase 9).

(OVER)

Due to the roof loading standards utilized and strength concerns ARC advises homeowners wanting to install solar energy panels of the following:

- 1: Existing roof trusses, window and door headers, and foundations may not adequately support the added weight of solar energy panels and related water and hardware;
2. Heavy snow loads that may occur (ie. Winter of 2016), when added to the weight of operational solar energy panels, can bring stress factors to a critical point;
3. When necessary to maintain and/or remove trapped snow from around the solar panels, the additional weight for maintenance personnel could bring a “surprise visitor” into living rooms;
4. Any roof over 15 years old is susceptible to weakness. High temperatures and snow are not friends of roofs in eastern Washington. In fact, some Solar companies will not install panels on roofs over 10 years old;
5. In some cases it may be necessary for a structural engineer to inspect and confirm that your roof will support the added weight of operational solar panels.

ARC Approved Alternatives: There are beneficial ways around the preceding items 1-5 and their potential roof related concerns, such as:

1. Install panels in a back or side yard, resulting in easier cleaning and repairing (ARC would need to approve plans).
2. Install a new “Solar Energy Roof”, these look terrific and require little to no maintenance (there may be load related issues on some houses, and ARC would need to approve any plans). (ARC has requested weight and load specifications related to Solar Panels).

Note: ARC needs to make unilateral decisions that are fair while remaining compliant with the “VGC LUS” and “RCW Solar”.