14 High Street, Brookville
[HPC Case # 23165-09F]
Brookville Historic District

HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

David Rotenstein
Chairperson

Date: August 13, 2009

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Josh Silver, Senior Planner (JDS)
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #516968, solar panel installation

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved** at the August 12, 2009 meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Andrew Spagnolo

Address: 14 High Street, Brookeville

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once the work is complete the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.

RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: TOM SHEA

Daytime Phone No.: 301-944-5137

Tax Account No.: 08-00731962

Name of Property Owner: ANDREW SPAGNOLO Daytime Phone No.: 301-518-3838

Address: 14 HIGH STREET (Street Number) BROOKEVILLE (City) MD (Steet) 20833 (Zip Code)

Contractorr: STANDARD SOLAR, INC Phone No.: 301-944-1200

Contractor Registration No.:

Agent for Owner: TOM SHEA Daytime Phone No.: 301-944-5137

RECEIVED
JUL 22 2009
Dept. of Permitting Services
Cascwork Management

LOCATION OF BUILDING/PREMISE

House Number: 14 Street: HIGH

Town/City: BROOKEVILLE Nearest Cross Street: CHURCH

Lot: Block: Subdivision:

Liber: 23569 Folio: 650 Parcel: P658

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

☐ Construct ☐ Extend ☐ Alter/Renovate

☐ Move ☑ Install ☐ Wreck/Raze

☐ Revision ☐ Repair ☐ Revocable

CHECK ALL APPLICABLE:

☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed

☑ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family

☐ Fence/Wall (complete Section 4) ☐ Other:

1B. Construction cost estimate: $ 13510

1C. If this is a revision of a previously approved active permit, see Permit # N/A

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 ☑ WSSC 02 ☐ Septic 03 ☐ Other:

2B. Type of water supply: 01 ☑ WSSC 02 ☐ Well 03 ☐ Other:

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height feet inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

☐ On party line/property line ☐ Entirely on land of owner ☐ On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Tom M. Shea
Signature of owner or authorized agent

7.20.09
Date

Approved: X *For Chairperson, Historic Preservation Commission*

Disapproved: Signature: JDS Date: 8/20/09

Application/Permit No.: 516968 Date Filed: Date Issued:

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

1. **WRITTEN DESCRIPTION OF PROJECT**

   a. Description of existing structure(s) and environmental setting, including their historical features and significance:

   THIS PROPERTY IS LOCATED IN BROOKVILLE, AN AREA IDENTIFIED AS HISTORIC IN THE MONTGOMERY COUNTY MASTER PLAN.

   b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

   INSTALL 1.225 KW ROOF TOP SOLAR SYSTEM CONSISTING OF 13 SOLAR MODULES, INVERTERS AND MONITORING SYSTEM.

2. **SITE PLAN**

   Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

   a. the scale, north arrow, and date;

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   c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

   You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

   a. ***Schematic construction plans***, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.

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4. **MATERIALS SPECIFICATIONS**

   General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. **PHOTOGRAPHS**

   a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.

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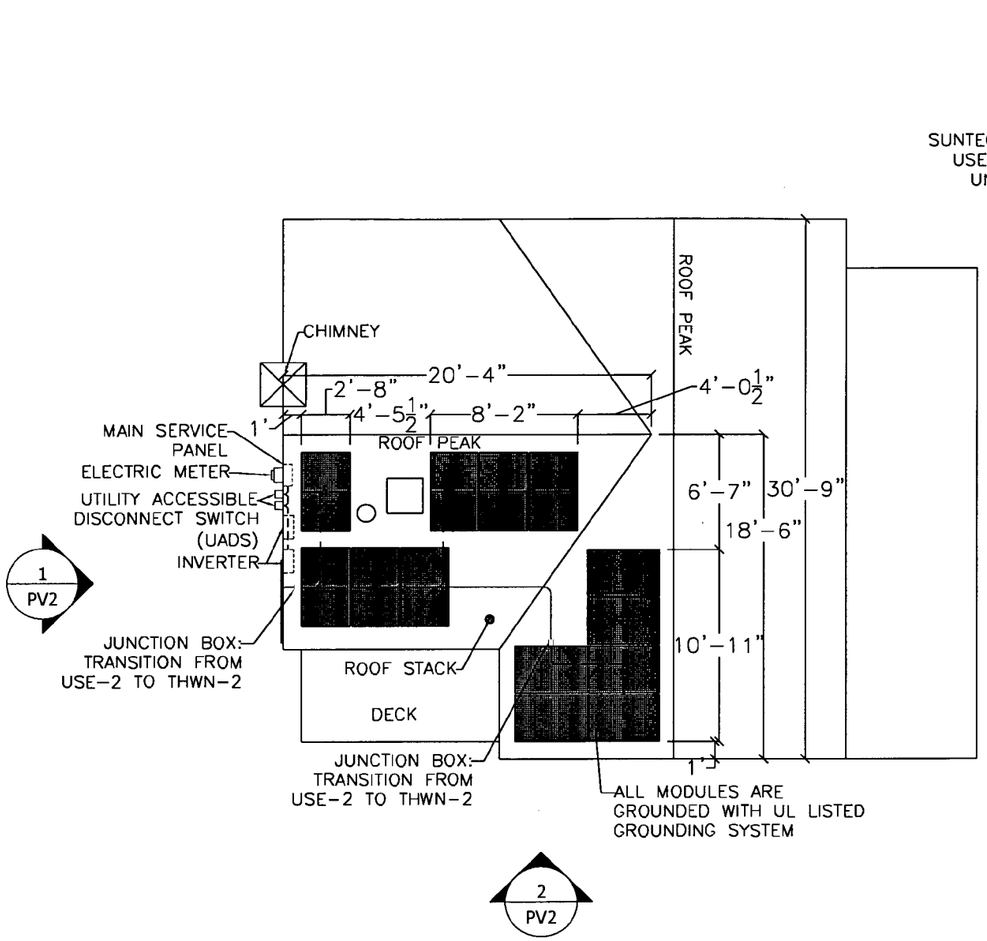
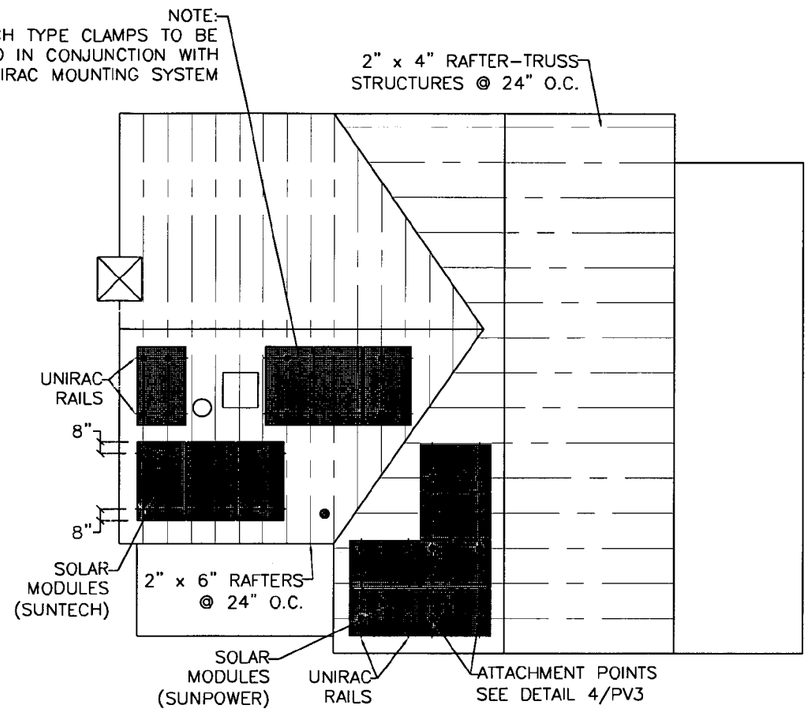


1 Plan View

Scale: 1/8"=1'-0"



2 Plan View @ Attachment Points

Scale: 1/8"=1'-0"

PROFESSIONAL CERIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE DESIGNED IN ACCORDANCE WITH THE APPLICABLE CODES IN MONTGOMERY COUNTY, MARYLAND, INCLUDING IRC, 2006 EDITION, AND WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 28174
EXPIRATION DATES: JANUARY 23, 2011

STATE OF MARYLAND
FOUAD M ABDELFATAH
No. 28174
PROFESSIONAL ENGINEER

8/16/09

APPROVED
Montgomery County
Historic Preservation Commission
8/20/09

STANDARD SOLAR
Standard Solar, Inc.
202 Perry Parkway #7
Gaithersburg, MD 20877
301-944-1200
www.StandardSolar.com

PROJECT TITLE
Spagnolo
PROJECT ADDRESS
14 High Street
Brookeville, MD 20833

SHEET TITLE
Plan View

REV	DESCRIPTION	DATE	DB	CB

DISCLAIMER

PROJECT NUMBER
2009-0072

DRAWN BY
MP

APPROVED BY
MNS

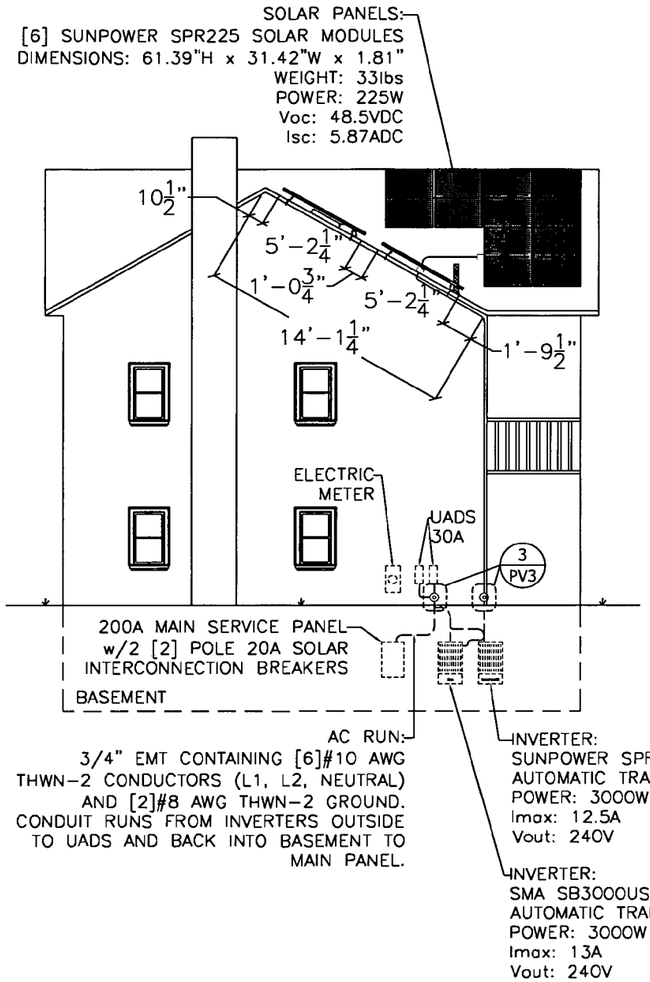
DATE
6/8/2009

ORIGINAL SIZE
11"X17"

SHEET SIZE
ANSI B

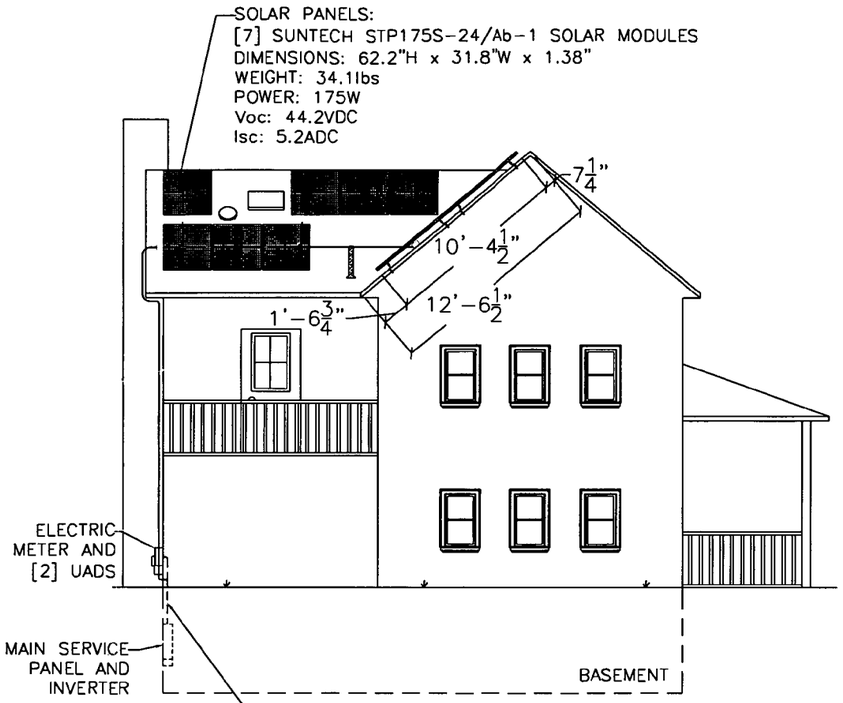
SCALE
AS NOTED

DRAWING
PV1



1 West Elevation

Scale: 1/8"=1'-0"



2 South Elevation

Scale: 1/8"=1'-0"

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STATE OF MARYLAND · MICHAEL M ABDELFATAH · No. 28174 · PROFESSIONAL ENGINEER

6/8/09

APPROVED
Montgomery County
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Brookeville, MD 20833
SHEET TITLE
Elevations

REV	DESCRIPTION	DATE	DB	CB

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MP

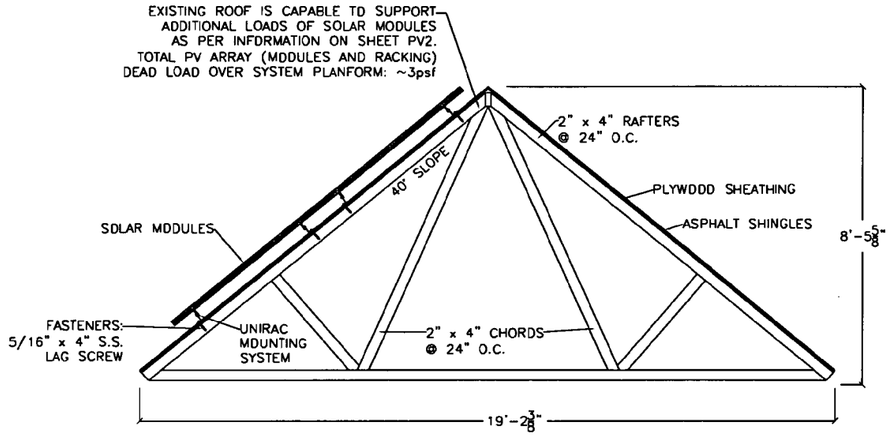
APPROVED BY
MNS

DATE
6/8/2009

ORIGINAL SIZE
11"X17"
SHEET SIZE
ANSI B

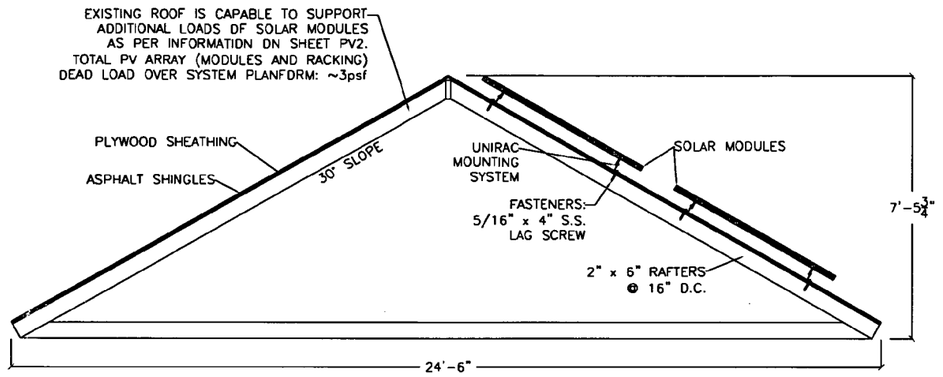
SCALE
AS NOTED

DRAWING
PV2



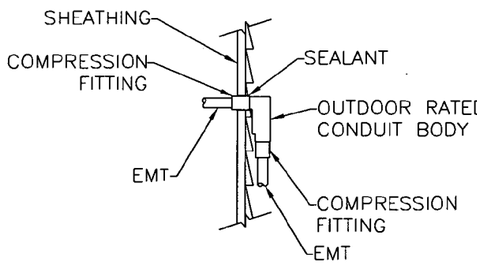
1 **Roof Detail: Western Face**

Scale: 1/4"=1'-0"



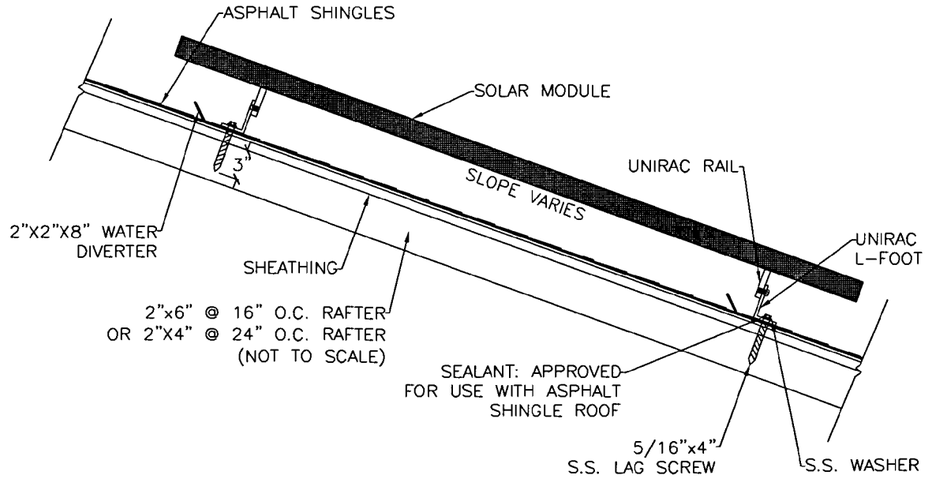
2 **Roof Detail: Southern Face**

Scale: 1/4"=1'-0"



3 **Wall Penetration Detail**

Scale: 1 1/2"=1'-0"



4 **Attachment Detail**

Scale: 1"=1'-0"

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STATE OF MARYLAND · FADIL M ABDELFATAH · 28174 · PROFESSIONAL ENGINEER · 11/6/09

APPROVED
Montgomery County
Historic Preservation Commission
8/20/09

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SHEET TITLE
Detail Views

REVISIONS

REV	DESCRIPTION	DATE	DB	CB

DISCLAIMER
THE DRAWING IS THE PROPERTY OF STANDARD SOLAR, INC. THE INFORMATION IS CONFIDENTIAL AND IS NOT TO BE USED ONLY IN CONNECTION WITH WORK RENDERED BY STANDARD SOLAR, INC. NO PART IS TO BE DISCLOSED TO OTHERS WITHOUT WRITTEN PERMISSION FROM STANDARD SOLAR, INC.

PROJECT NUMBER
2009-0072

DRAWN BY
MP

APPROVED BY
MNS

DATE
6/8/2009

ORIGINAL SIZE
11"x17"
SHEET SIZE
ANSI B

SCALE
AS NOTED

DRAWING
PV3

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	14 High Street, Brookeville	**Meeting Date:**	8/12/2009
Resource:	Outstanding Resource **Brookeville Historic District**	**Report Date:**	8/5/2009
		Public Notice:	7/29/2009
Applicant:	Andrew Spagnolo	**Tax Credit:**	No
Review:	HAWP	**Staff:**	Josh Silver
Case Number:	23/65-09F		
PROPOSAL:	Solar panel installation		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve** this HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Brookeville Historic District
STYLE: Vernacular
DATE: 1900

PROPOSAL

The applicant is proposing to install thirteen solar module panels on the southern facing (rear) roof planes of the subject house. Six solar panels will be installed on southern end of the rear roof pitch below the existing ridge and seven panels will be installed on the southern facing roof pitch of a rear cross gable. All panels will be flushed mounted to the extent feasible to reduce visibility from the public right-of-way.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Brookeville Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24A

(a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

(b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

(1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or

(2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or

(3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or

(4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or

(5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or

(6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

(c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.

(d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation:

#9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

#10 New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

Staff supports the proposed solar panel installation project at the subject property. The panels will not adversely affect the historic character of the structure. The proposed locations for the panels on the rear roof pitch behind the ridge and on the southern facing roof pitch of the rear cross gable mitigate the impact new solar panels will have on the streetscape of the historic district. The adjacent properties to the south and west where visibility is feasible are non-contributing resources.

The proposed work is in keeping with the design objective for the installation of new solar panels found in *Design Guidelines for Historic Sites and Districts in Montgomery County, Maryland*, which recommends:

9.1 Reduce the visual impacts of solar panels as seen from the public right-of-way.
- Locate the solar panels away from the public view when feasible
- Locate an attached solar panel in a manner such that it does not affect the primary roof façade elevations
- Location on a primary or street facing roof plane is generally inappropriate
- Where roof mounted, solar panels should be flush to the extent feasible

Staff recommends that the HPC approve this HAWP application.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve the HAWP application** as being consistent with Chapter 24A-8(b) (1) & (2);

(1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
(2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or

and with the *Secretary of the Interior's Standards for Rehabilitation;*

and with the general condition that the applicant shall present the **3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301.563.3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.

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RECEIVED
JUL 22 2009
Dept. of Permitting Services
Casework Management

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Tom M. Shea
Signature of owner or authorized agent

7.20.09
Date

Approved: *For Chairperson, Historic Preservation Commission*

Disapproved: Signature: Date:

Application/Permit No.: Date Filed: Date Issued:

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

(4)

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HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]	
Owner's mailing address Andrew and Mary Spagnolo 14 High Street Brookeville, MD 20833	**Owner's Agent's** mailing address **STANDARD SOLAR INC.** **202 Perry Parkway #7** **Gaithersburg, MD 20877**
Adjacent and confronting Property Owners mailing addresses	
Salem United Methodist Church Sue Shorb-Sterling, Pastor 8 High Street Brookeville, MD 20833	Jerry Hildago 1 Church Street Brookeville, MD 20833
Michael Murphy and Loretta Trittipoe 9 High Street Brookeville, MD 20833	Dan and Lori Laughlin 16 High Street Brookeville, MD 20833

CONSUMER INFORMATION NOTES:

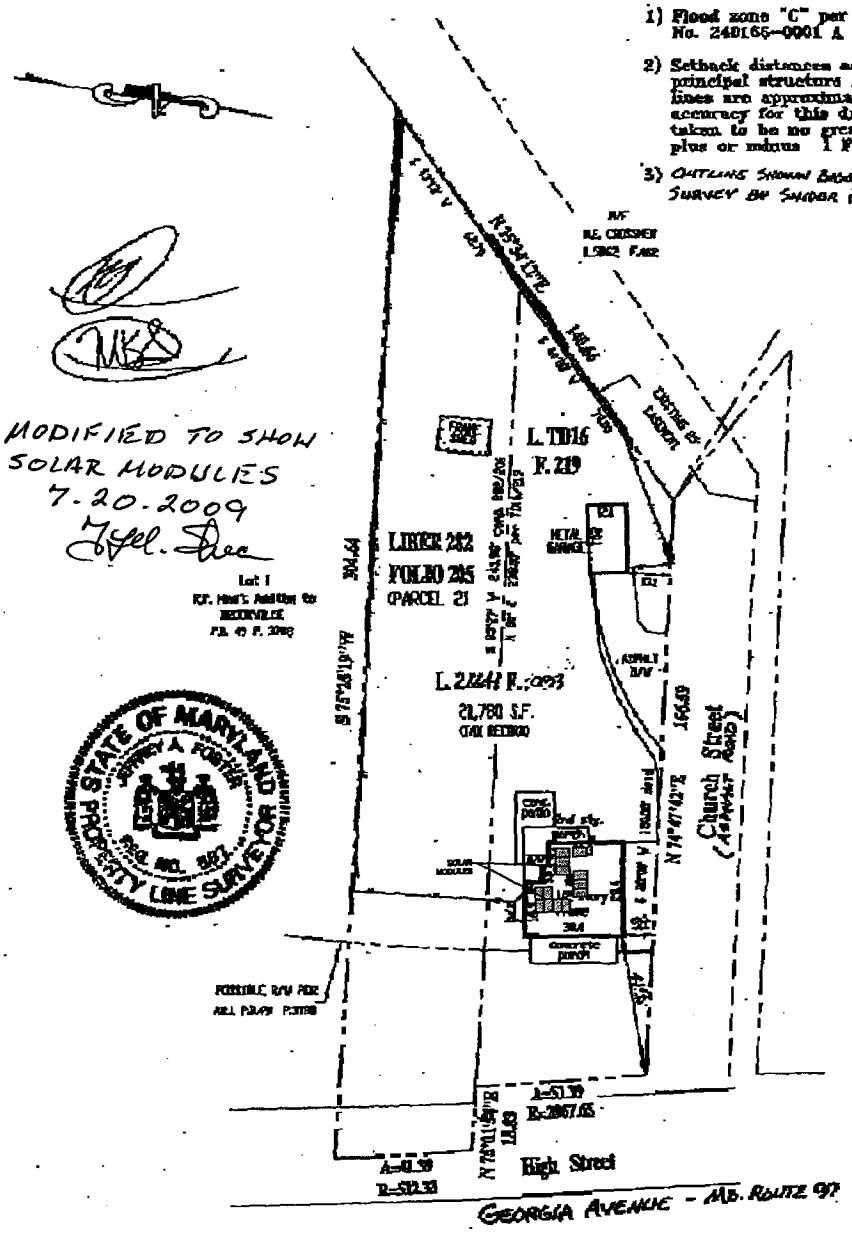
1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

Notes:

1) Flood zone "C" per H.U.D. panel No. 240166-0001 A

2) Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 1 Foot

3) OUTLINE SHOWN BASED UPON BOUNDARY SURVEY BY SNIDER & ASSOC. 8-19-99.



STATE OF MARYLAND — JEFFREY A. FOSTER — PROP. REG. NO. 227 — PROPERTY LINE SURVEYOR

LOCATION DRAWING

EQUICREDIT CORPORATION OF AMERICA PROPERTY

LIBER 21641 FOLIO 093

AS DESCRIBED IN

LIBER T.D.16 FOLIO 219 & LIBER 282 FOLIO 205

MONTGOMERY COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE	REFERENCES	SNIDER & ASSOCIATES
"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."	PLAT BK. PLAT NO.	SURVEYORS – ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 215 Gaithersburg, Maryland 20879 301/948-5100, Fax 301/948-1256
Jeffrey A. Foster MARYLAND PROPERTY LINE SURVEYOR REG. NO. 227	LIBER 21641 FOLIO 093	DATE OF LOCATIONS WALL CHECK: FIELD LOC.: 05-8-05
		SCALE: 1" = 40' DRAWN BY: R.H.C. JOB NO.: 96-257

97-1938 03-1208

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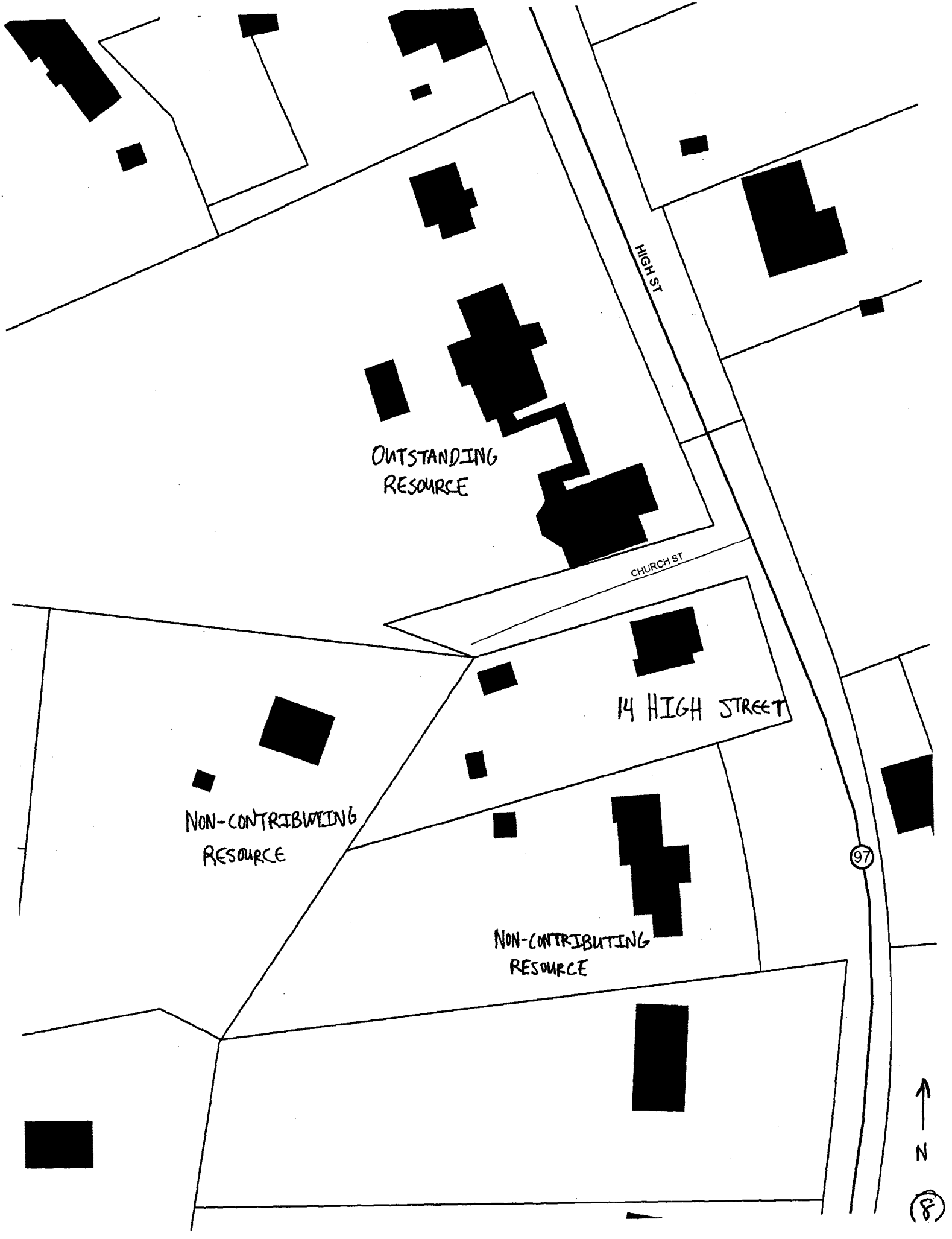
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NON-CONTRIBUTING RESOURCE
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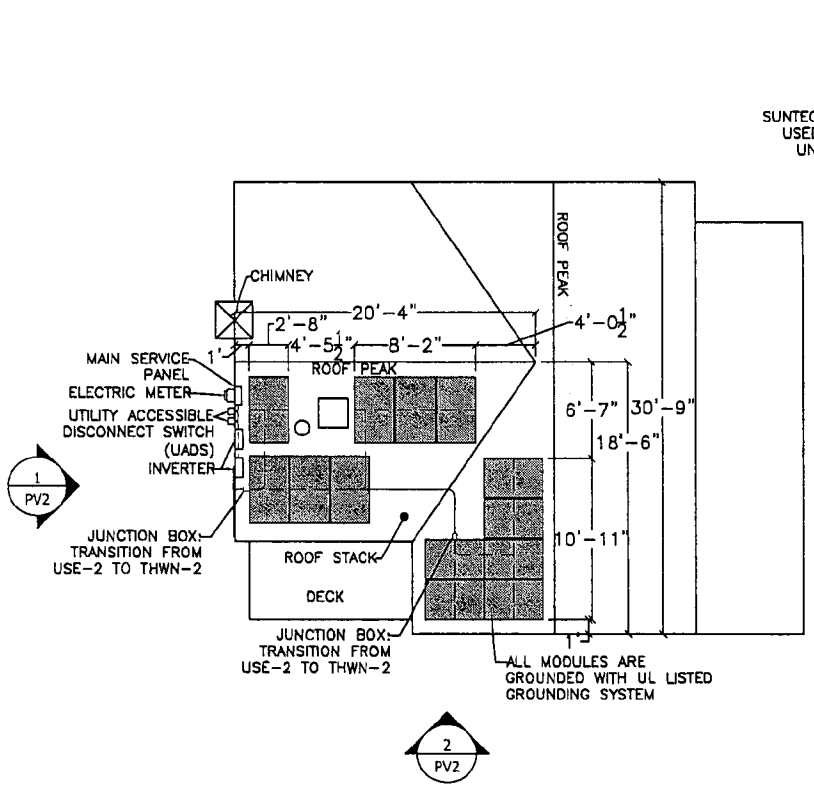

1 Plan View

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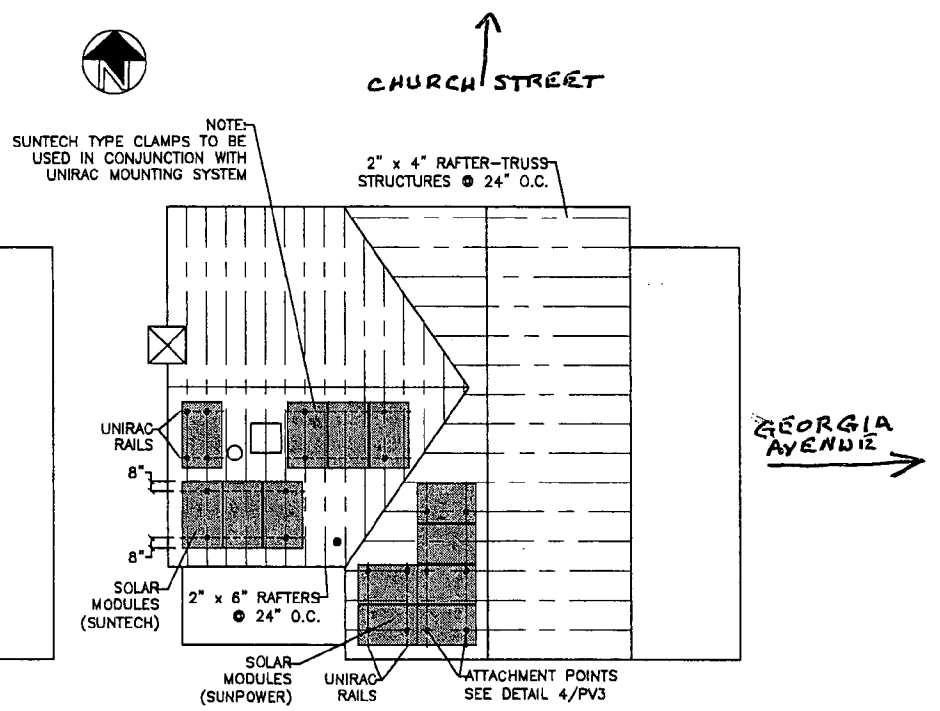

2 Plan View @ Attachment Points

Scale: 1/8"=1'-0"

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Standard Solar, Inc.
202 Perry Parkway #7
Gaithersburg, MD 20877
301-944-1200
www.StandardSolar.com

PROJECT TITLE: Spagnolo
PROJECT ADDRESS: 14 High Street, Brookeville, MD 20833
SHEET TITLE: Plan View

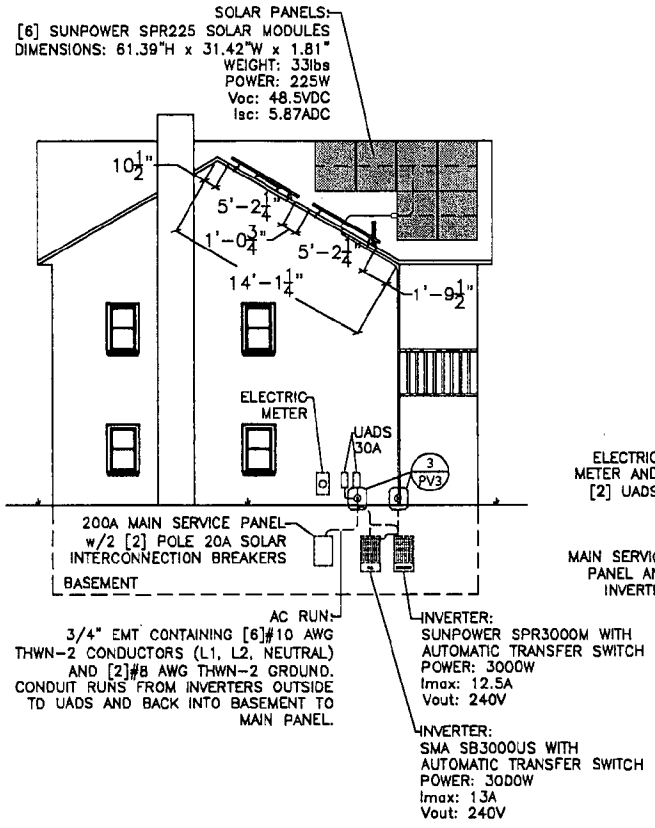
REVISIONS

REV	DESCRIPTION	DATE

DISCLAIMER

PROJECT NUMBER: 2009-0072
DRAWN BY: MP
APPROVED BY: MNS
DATE: 6/8/2009
ORIGINAL SIZE: 11"X17"
SHEET SIZE: ANSI B
SCALE: AS NOTED
DRAWING: PV1

(9)



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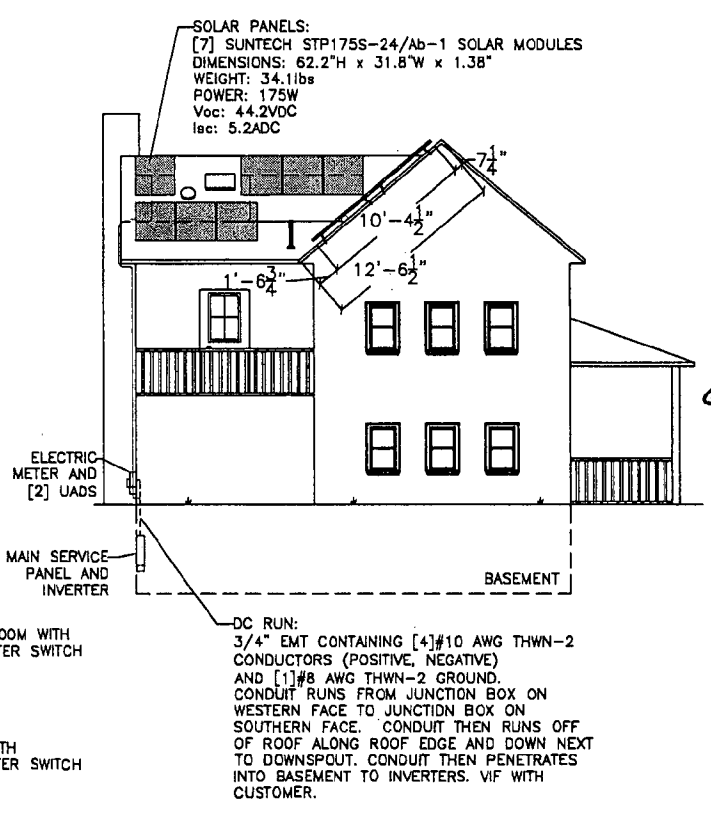

2 South Elevation

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301-444-1200
www.StandardSolar.com

PROJECT TITLE
Spagnolo
PROJECT ADDRESS
14 High Street
Brookeville, MD 20833
SHEET TITLE
Elevations

REVISIONS
DATE | REV | DESCRIPTION

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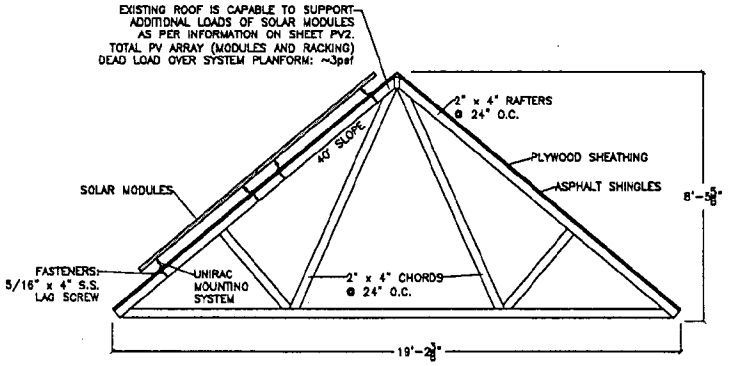
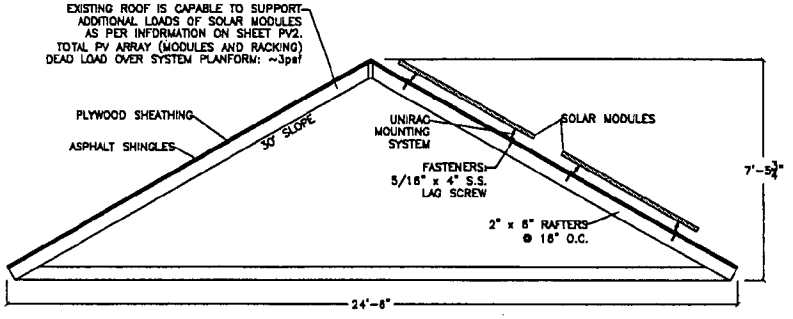
PROJECT NUMBER
2009-0072
DRAWN BY
MP
APPROVED BY
MNS
DATE
6/8/2009
ORIGINAL SIZE
11"x17"
SHEET SIZE
ANSI B
SCALE
AS NOTED
DRAWING
PV2

6



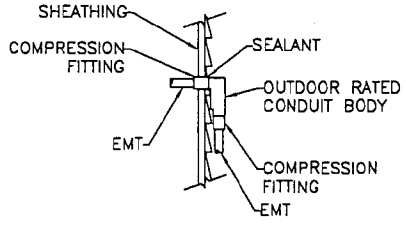
1 Roof Detail: Western Face

Scale: 1/4"=1'-0"



2 Roof Detail: Southern Face

Scale: 1/4"=1'-0"



3 Wall Penetration Detail

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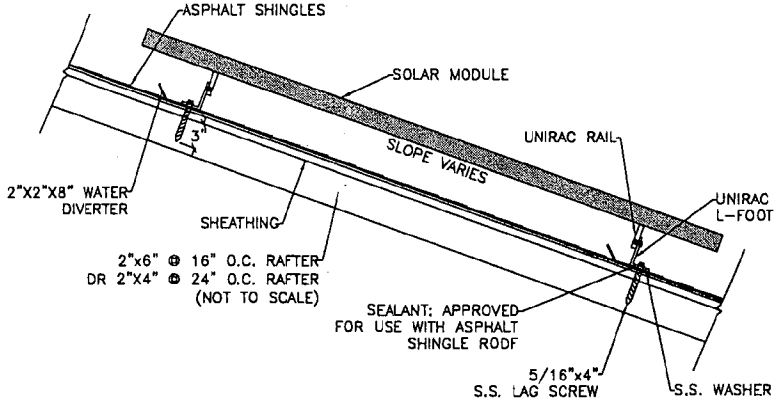

4 Attachment Detail

Scale: 1"=1'-0"

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301-944-1290
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PROJECT ADDRESS: 14 High Street Brookeville, MD 20833
SHEET TITLE: Detail Views

REVISIONS

REV	DESCRIPTION	DATE	DR
1	-	-	-
2	-	-	-
3	-	-	-
4	-	-	-
5	-	-	-
6	-	-	-

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SHEET SIZE: ANSI B
SCALE: AS NOTED
DRAWING: PV3

SUNPOWER

225 SOLAR PANEL

EXCEPTIONAL EFFICIENCY AND APPEARANCE

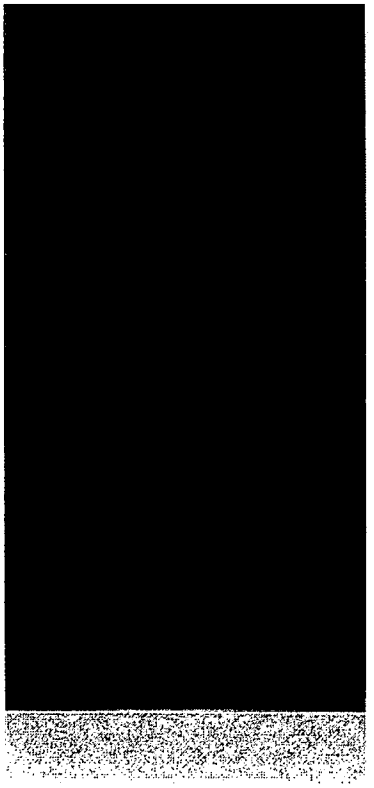
BENEFITS

Highest Efficiency
Panel efficiency of 18.1% is the highest commercially available for residential applications.

Attractive Design
Unique design combines high efficiency and an elegant, all-black appearance.

More Power
Delivers up to 50% more power per unit area than conventional solar panels.

Reliable and Robust Design
Proven materials, tempered front glass, and a sturdy anodized frame allow panel to operate reliably in multiple mounting configurations.



The SunPower 225 Solar Panel provides a revolutionary combination of high efficiency and attractive, uniform appearance. Utilizing 72 next generation SunPower all-back contact solar cells and an all-black backsheet, the SunPower 225 elegantly delivers an unprecedented total panel conversion efficiency of 18.1%. The panel's reduced voltage-temperature coefficient and exceptional low-light performance attributes provide far higher energy delivery per peak power than conventional panels.

SunPower's High Efficiency Advantage - up to 50% More Power

Comparable systems covering 25 m² / 270 ft²		
	Conventional	SunPower
Watts / Panel	165	225
Efficiency	12.0%	18.1%
kWs	3.0	4.5

SPR-225-BLK

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SUNPOWER

225 SOLAR PANEL

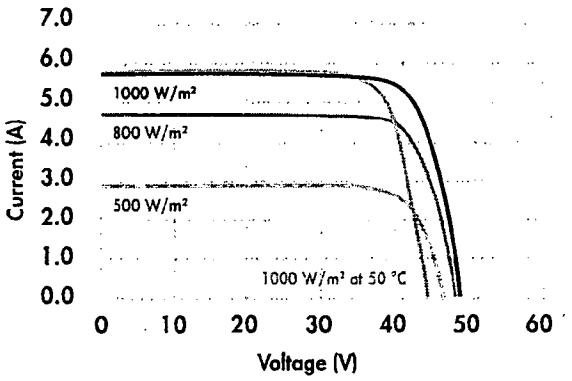
EXCEPTIONAL EFFICIENCY AND APPEARANCE

Electrical Data

Measured at Standard Test Conditions (STC): irradiance of 1000/m², air mass 1.5g, and cell temperature 25° C

Peak Power (+/-5%)	Pmax	225 W
Rated Voltage	Vmp	41.0 V
Rated Current	Imp	5.49 A
Open Circuit Voltage	Voc	48.5 V
Short Circuit Current	Isc	5.87 A
Maximum System Voltage	IEC, UL	1000 V, 600 V
Temperature Coefficients		
	Power	-0.38% /°C
	Voltage (Voc)	-132.5 mV/°C
	Current (Isc)	3.5 mA/°C
Series Fuse Rating		20 A
Peak Power per Unit Area		181 W/m²; 16.8 W/ft²
CEC PTC Rating		207.1 W

IV Curve



Current/voltage characteristics with dependence on irradiance and module-temperature.

Tested Operating Conditions

Temperature	-40° C to +90° C (-40°F to +194°F)
Max load	50 psf (2400 pascals) front and back
Impact Resistance	Hail -25mm (1 in) at 23 m/s (52 mph)

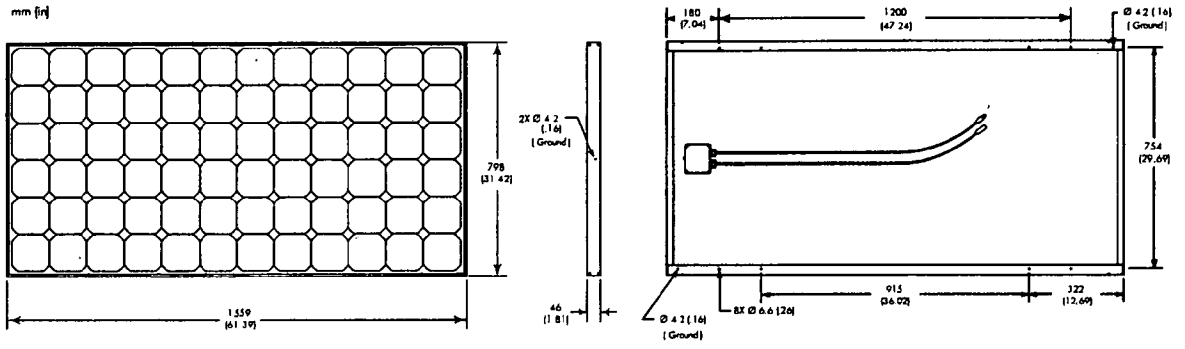
Mechanical Data

Solar Cells	72 SunPower all-back contact monocrystalline
Front Glass	3.2 mm (1/8 in) tempered
Junction Box	IP-65 rated with 3 bypass diodes
Output Cables	900mm length cable / MultiContact connectors
Frame	Anodized aluminum alloy type 6063
Weight	15 kg, 33 lbs

Warranty and Certifications

Warranty	25 year limited power warranty
	10 year limited product warranty
Certifications	IEC 61215, Safety tested IEC 61730
	UL listed (UL 1703); Class C Fire Rating

Dimensions



CAUTION: READ SAFETY AND INSTALLATION INSTRUCTIONS BEFORE USING THE PRODUCT. Go to www.sunpowercorp.com/panels for details

About SunPower

SunPower designs, manufactures and delivers high-performance solar electric technology worldwide. Our high-efficiency solar cells generate up to 50 percent more power than conventional solar cells. Our high-performance solar panels, roof tiles and trackers deliver significantly more energy than competing systems.

Document #001-42188 Rev **

Printed on recycled paper

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SOLARMOUNT™

Code-Compliant Installation Manual 227

U.S. Des. Patent No. D496,248S, D496,249S. Other patents pending.

UniRac Code-Compliant Installation Manual

Table of Contents

UNIRAC® THE STANDARD IN PV MOUNTING STRUCTURES™

Pub 080118-2cc
February 2008

UniRac welcomes input concerning the accuracy and user-friendliness of this publication. Please write to **publications@unirac.com**.

[3.2.4] Installing SolarMount rails

Keep rail slots free of roofing grit or other debris. Foreign matter will cause bolts to bind as they slide in the slots.

Installing Splices. If your installation uses SolarMount splice bars, attach the rails together (Fig. 13) before mounting the rails to the footings. Use splice bars only with flush installations or those that use low-profile tilt legs.

If using more than one splice per rail, contact UniRac concerning thermal expansion issues.

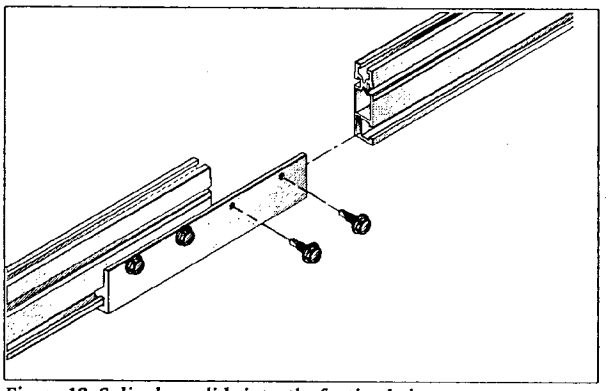

Figure 13. Splice bars slide into the footing bolt slots of SolarMount rail sections.

Mounting Rails on Footings. Rails may be attached to either of two mounting holes in the L-feet (Fig. 14). Mount in the lower hole for a low profile, more aesthetically pleasing installation. Mount in the upper hole for a higher profile, which will maximize airflow under the modules. This will cool them more and may enhance performance in hotter climates.

Slide the ⅜-inch mounting bolts into the footing bolt slots. Loosely attach the rails to the footings with the flange nuts.

Ensure that the rails are oriented to the footings as shown in Figure 8, 9, 11, or 12, whichever is appropriate.

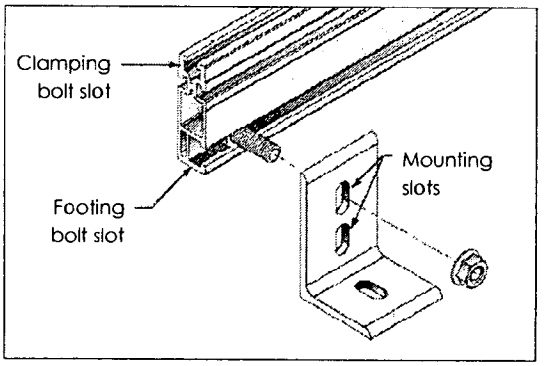

Figure 14. Foot-to-rail splice attachment

Aligning the Rail Ends. Align one pair of rail ends to the edge of the installation area (Fig. 15 or Fig. 16).

The opposite pair of rail ends will overhang the side of the installation area. Do not trim them off until the installation is complete.

If the rails are perpendicular to the rafters (Fig. 15), either end of the rails can be aligned, but the first module must be installed at the aligned end.

If the rails are parallel to the rafters (Fig. 16), the aligned end of the rails must face the lower edge of the roof. Securely tighten all hardware after alignment is complete (28-32 ft lbs).

Mount modules to the rails as soon as possible. Large temperature changes may bow the rails within a few hours if module placement is delayed.

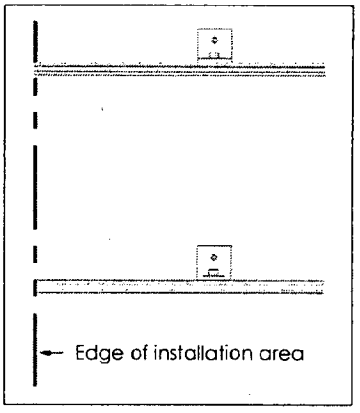

Figure 15. Rails perpendicular to the rafters.

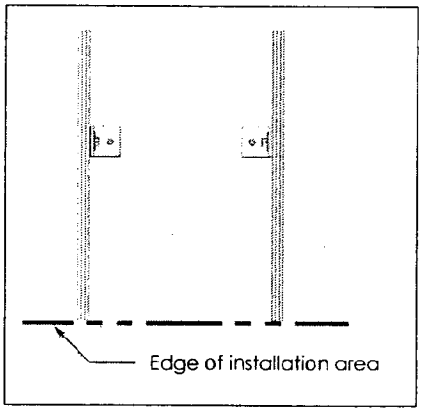

Figure 16. Rails parallel to the rafters.

15

[3.2.5] Installing the modules

Pre-wiring Modules. If modules are the Plug and Play type, no pre-wiring is required, and you can proceed directly to "Installing the First Module" below.

If modules have standard J-boxes, each module should be pre-wired with one end of the intermodule cable for ease of installation. For safety reasons, module pre-wiring should not be performed on the roof.

Leave covers off J-boxes. They will be installed when the modules are installed on the rails.

Installing the First Module. In high-profile installations, the safety bolt and flange nut must be fastened to the module bolt slot at the aligned (lower) end of each rail. It will prevent the lower end clamps and clamping bolts from sliding out of the rail slot during installation.

If there is a return cable to the inverter, connect it to the first module. Close the J-box cover. Secure the first module with T-bolts and end clamps at the aligned end of each rail. Allow half an inch between the rail ends and the end clamps (Fig.18). Finger tighten flange nuts, center and align the module as needed, and securely tighten the flange nuts (15 ft lbs).

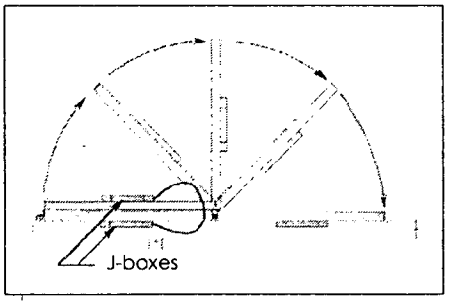

Figure 17

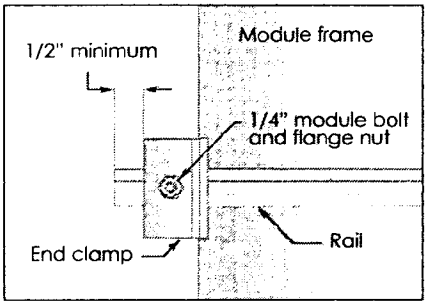

Figure 18

Installing the Other Modules. Lay the second module face down (glass to glass) on the first module. Connect intermodule cable to the second module and close the J-box cover. Turn the second module face up (Fig. 17). With T-bolts, mid-clamps and flange nuts, secure the adjacent sides of the first and second modules. Align the second module and securely tighten the flange nuts (Fig. 19).

For a neat installation, fasten wire management devices to rails with self-drilling screws.

Repeat the procedure until all modules are installed. Attach the outside edge of the last module to the rail with end clamps.

Trim off any excess rail, being careful not to cut into the roof. Allow half an inch between the end clamp and the end of the rail (Fig. 18).

Check that all flange nuts on T-bolts are torqued to 15 ft lbs.

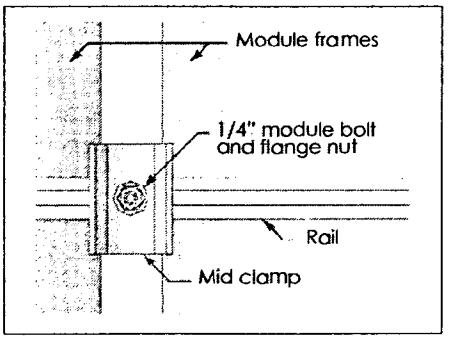

Figure 19

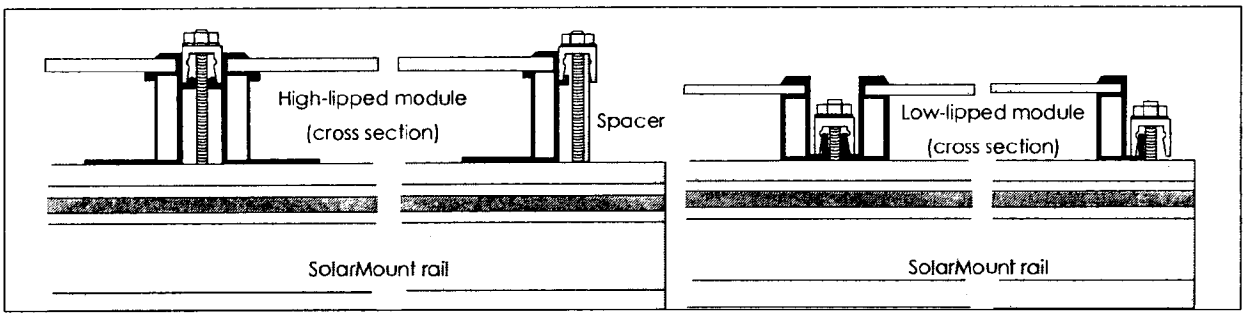

Figure 20. Mid clamps and end clamps for lipped-frame modules are identical. A spacer for the end clamps is necessary only if the lips are located high on the module frame.

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[3.3] Installing SolarMount with bottom mounting clips

This section covers SolarMount rack assembly where the installer has elected to use bottom mounting clamps to secure modules to the rails. It details the procedure for flush mounting SolarMount systems to a pitched roof.

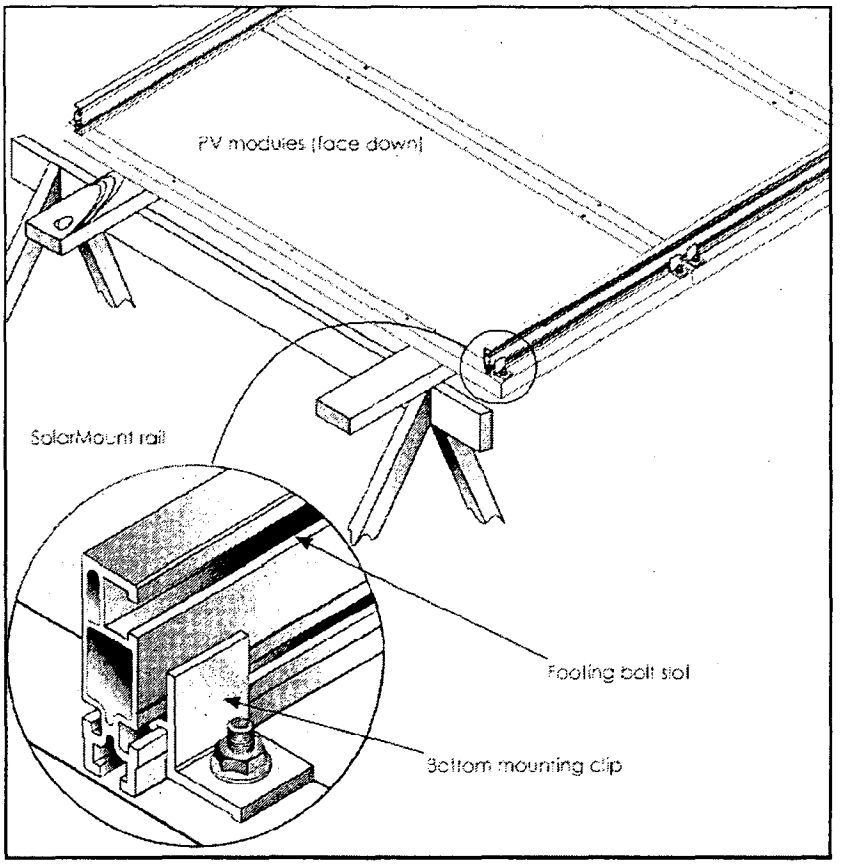

Figure 21. SMR and CB components

Table 16. Wrenches and torque

	Wrench size	*Recommended torque (ft-lbs)*
¼" hardware	7/16"	15
⅜" hardware	9/16"	30

Note: Torque specifications do not apply to lag bolt connections.

Stainless steel hardware can seize up, a process called galling. To significantly reduce its likelihood, (1) apply lubricant to bolts, preferably an anti-seize lubricant, available at auto parts stores, (2) shade hardware prior to installation, and (3) avoid spinning on nuts at high speed. See Installation Supplement 910, Galling and Its Prevention, at www.unirac.com.

[3.3.1] Planning the installation area

Decide on an arrangement for clips, rails, and L-feet (Fig. 22).

Use Arrangement A if the full width of the rails contacts the module. Otherwise use Arrangement B.

Caution: If you choose Arrangement B, either (1) use the upper mounting holes of the L-feet or (2) be certain that the L-feet and clip positions don't conflict.

If rails must be parallel to the rafters, it is unlikely that they can be spaced to match rafters. In that case, add structural supports – either sleepers over the roof or mounting blocks beneath it. These additional members must meet code; if in doubt, consult a professional engineer.

Never secure the footings to the roof decking alone. Such an arrangement will not meet code and leaves the installation and the roof itself vulnerable to severe damage from wind.

Leave enough room to safely move around the array during installation. The width of a rail-module assembly equals the length of one module. Note that L-feet may extend beyond the width of the assembly by as much as 2 inches on each side. The length of the assembly equals the total width of the modules.

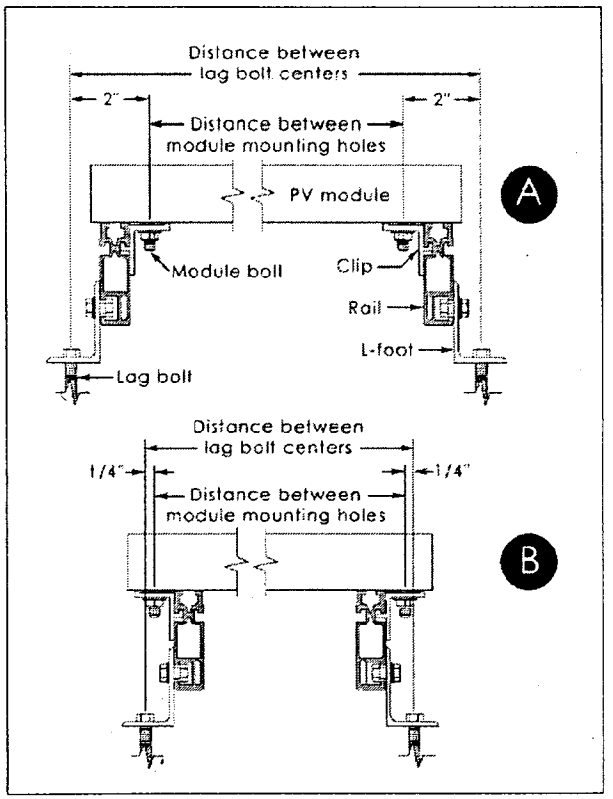

Figure 22. Clip Arrangements A and B

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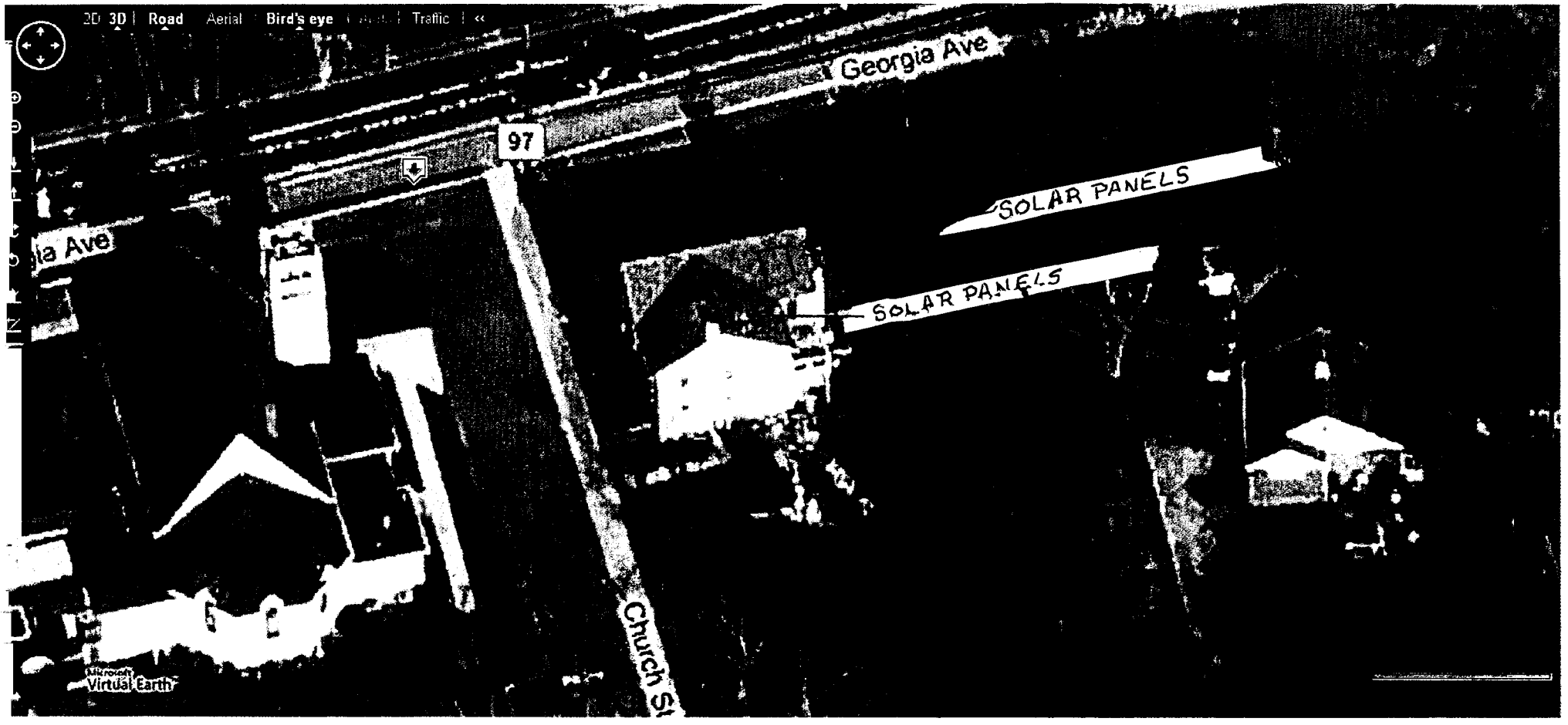
2D 3D | Road Aerial Bird's eye | Traffic | «
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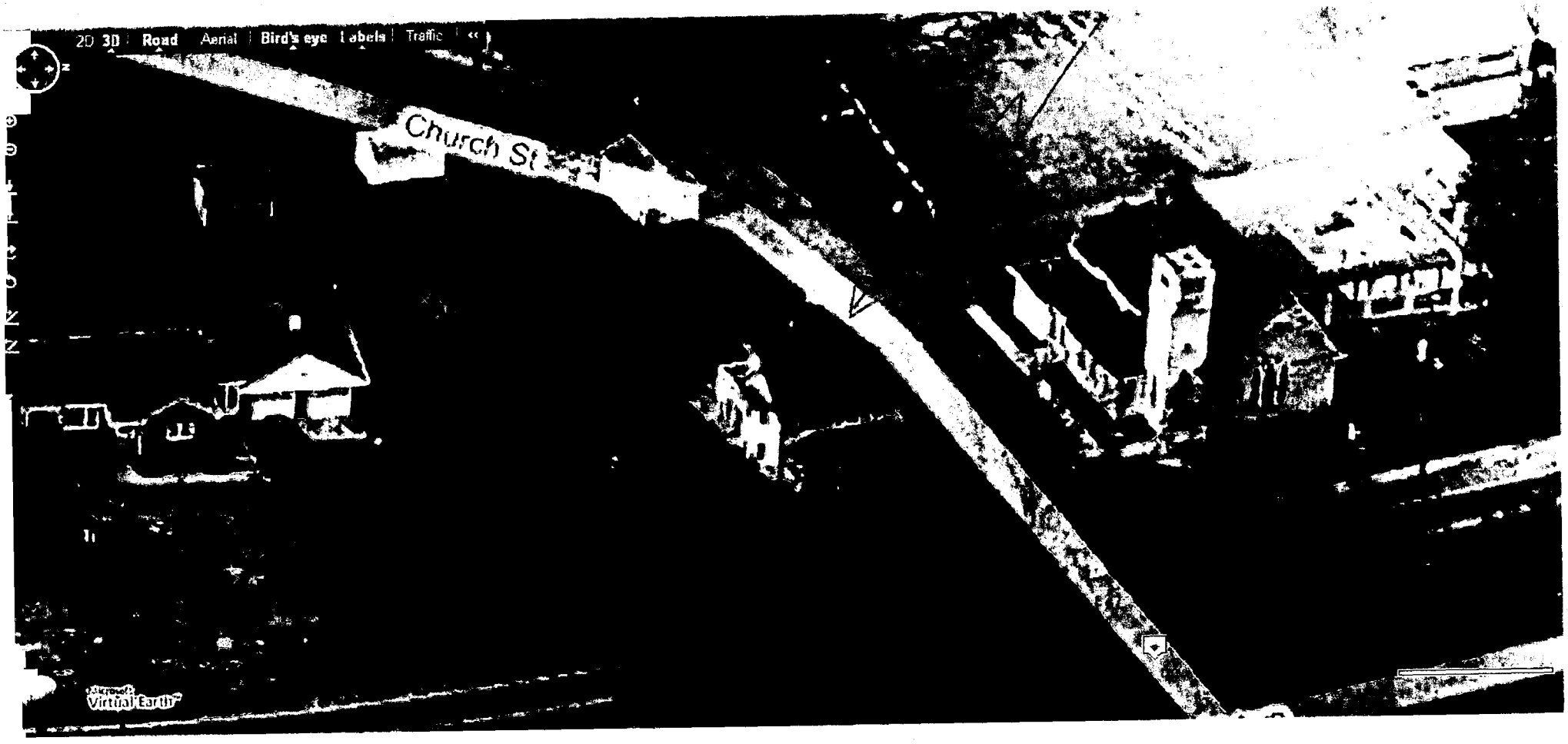
SOLAR PANELS
SOLAR PANELS
Church St
Virtual Earth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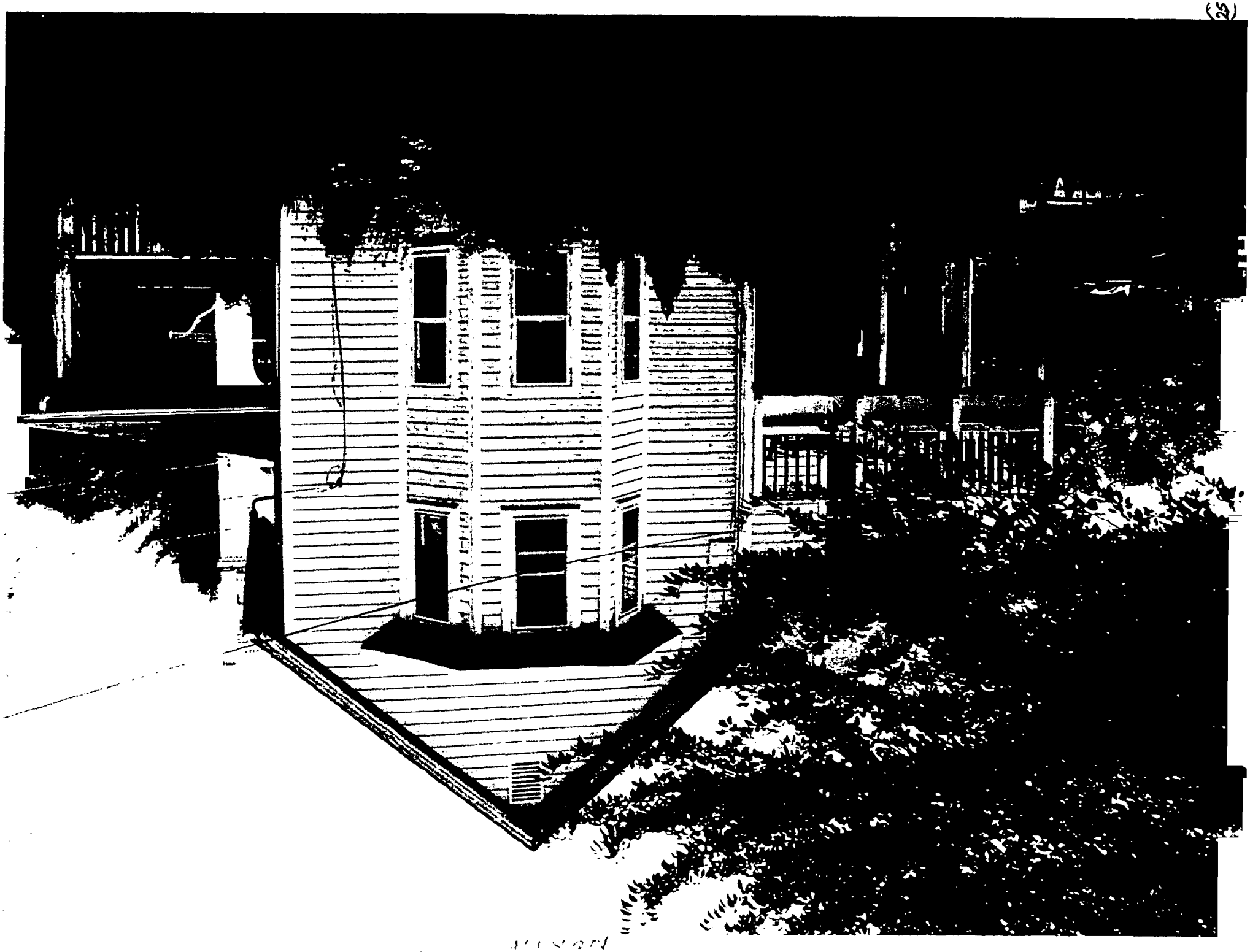
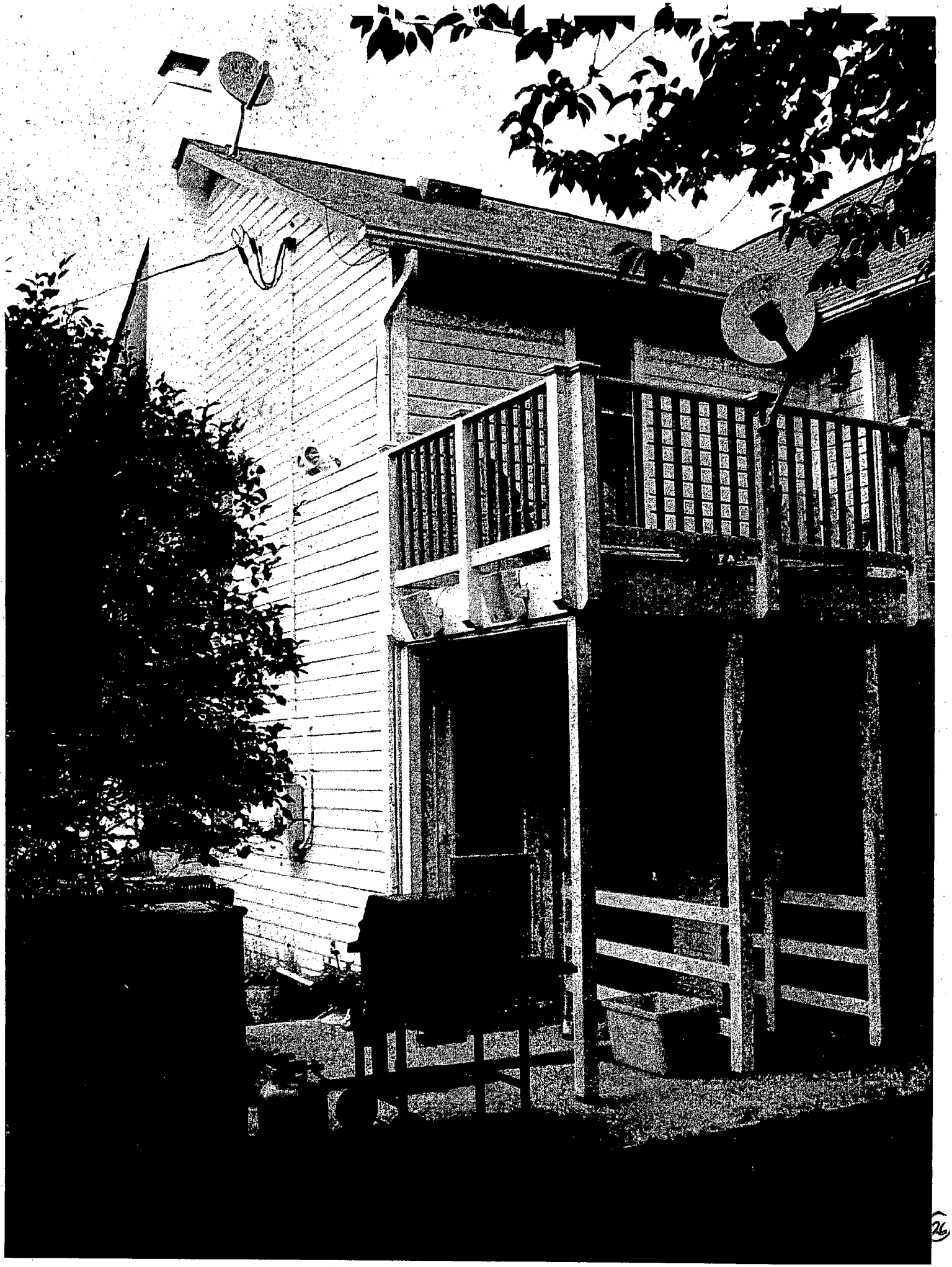
FRONT FACING
GEORGIA AVE.





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Gaithersburg, MD 20877

Tom Shea Permitting Specialist I
tomshea@standardsolar.com
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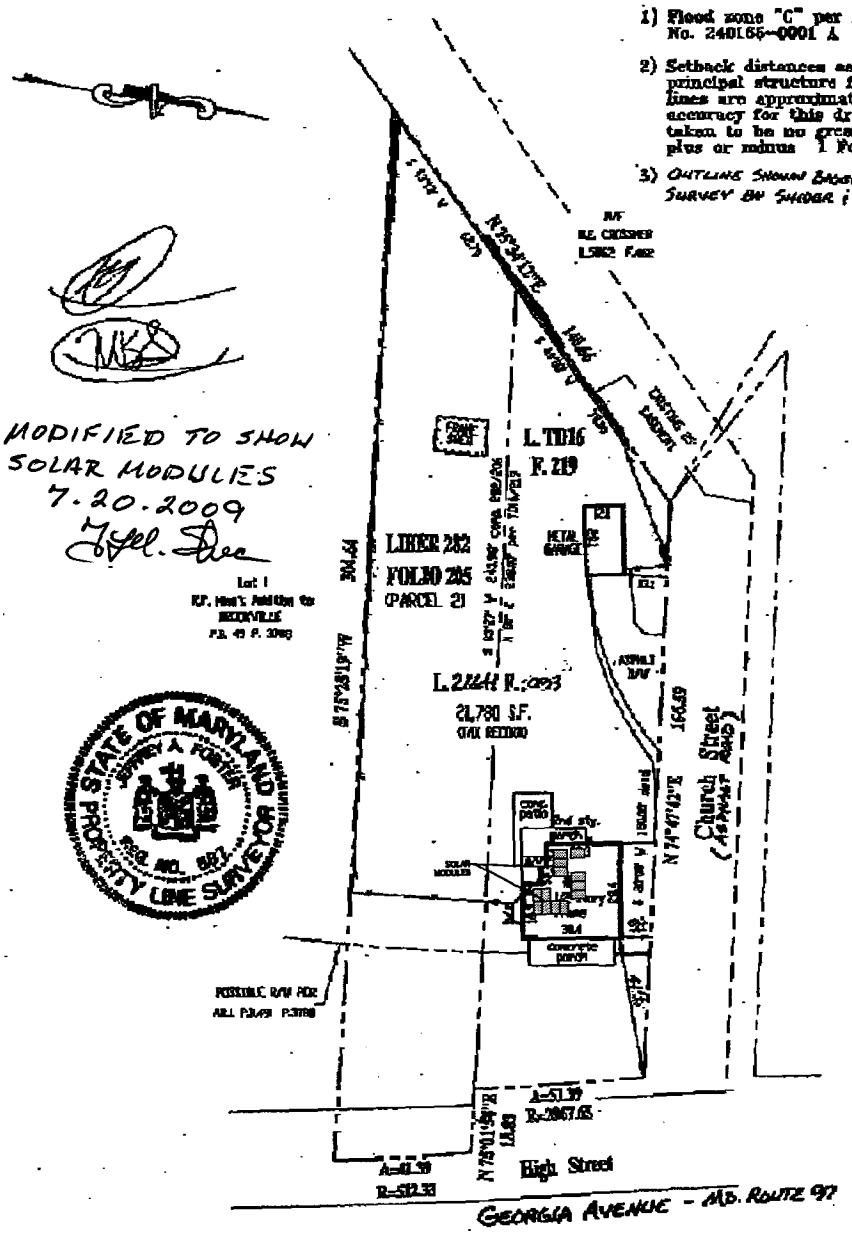
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

Notes:

1) Flood zone "C" per H.U.D. panel No. 240166-0001 A

2) Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 1 Foot

3) Outline Shown Based upon Boundary Survey by Snider & Assoc. 8-15-03.



LOCATION DRAWING

EQUICREDIT CORPORATION OF AMERICA PROPERTY

LIBER 21641 FOLIO 093

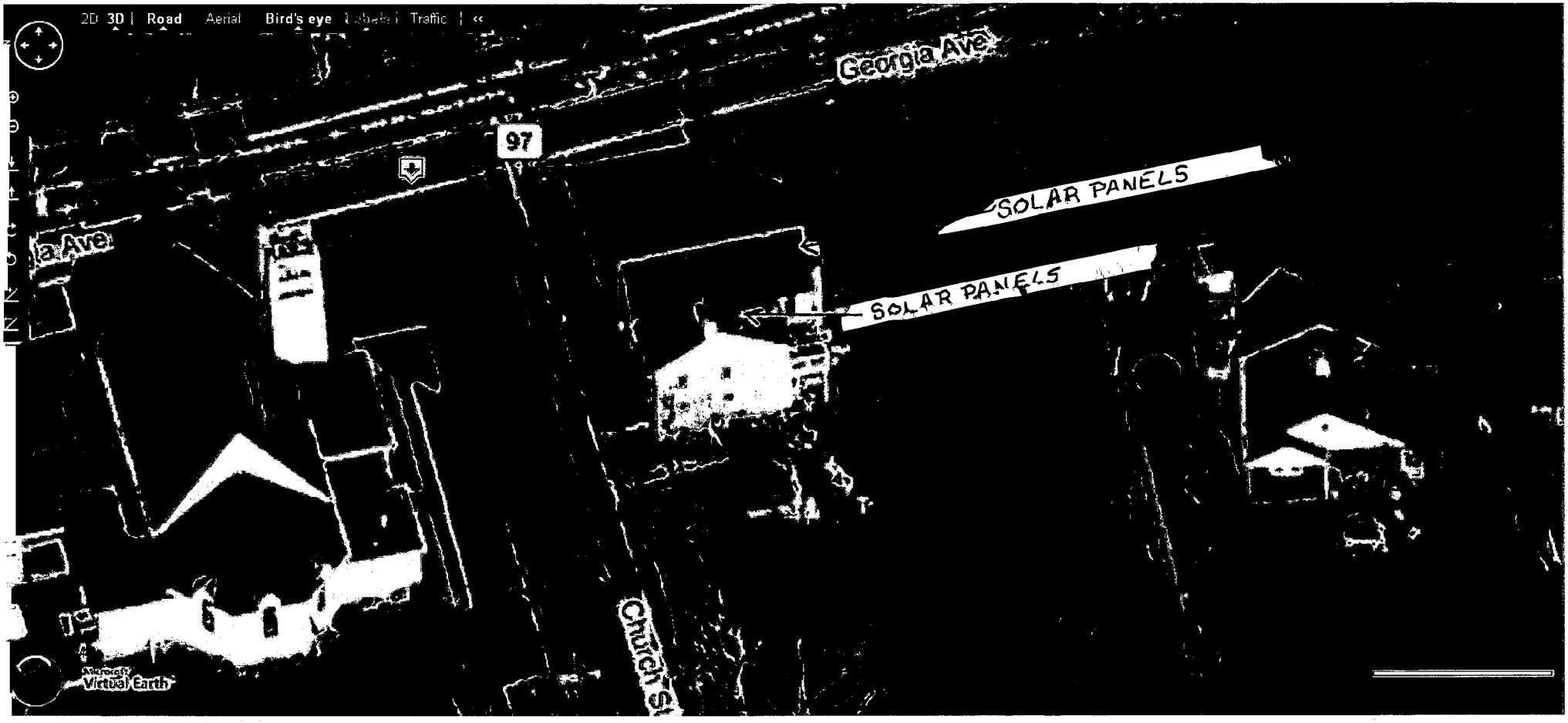
AS DESCRIBED IN

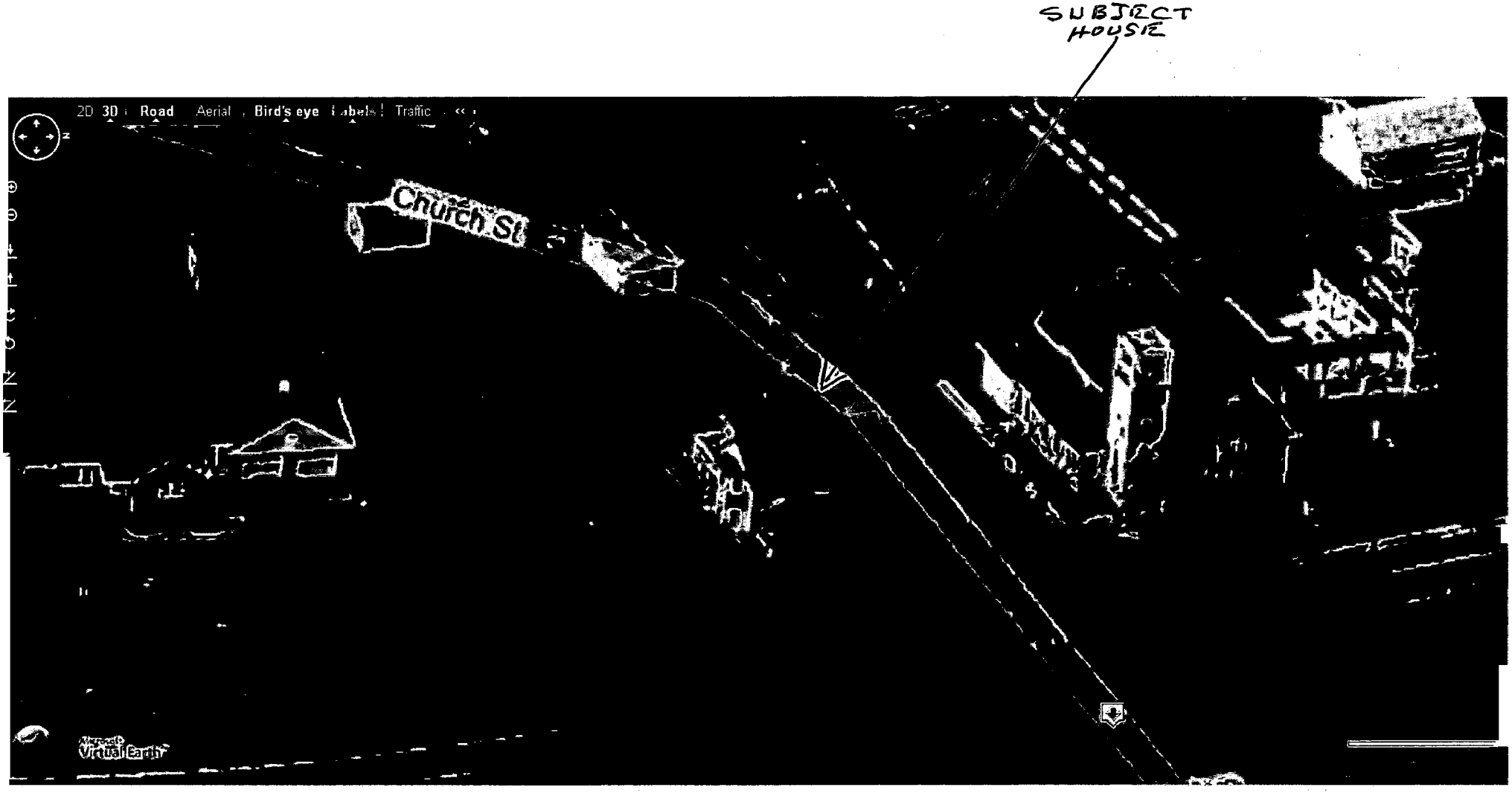
LIBER T.D.16 FOLIO 219 & LIBER 282 FOLIO 205

MONTGOMERY COUNTY, MARYLAND

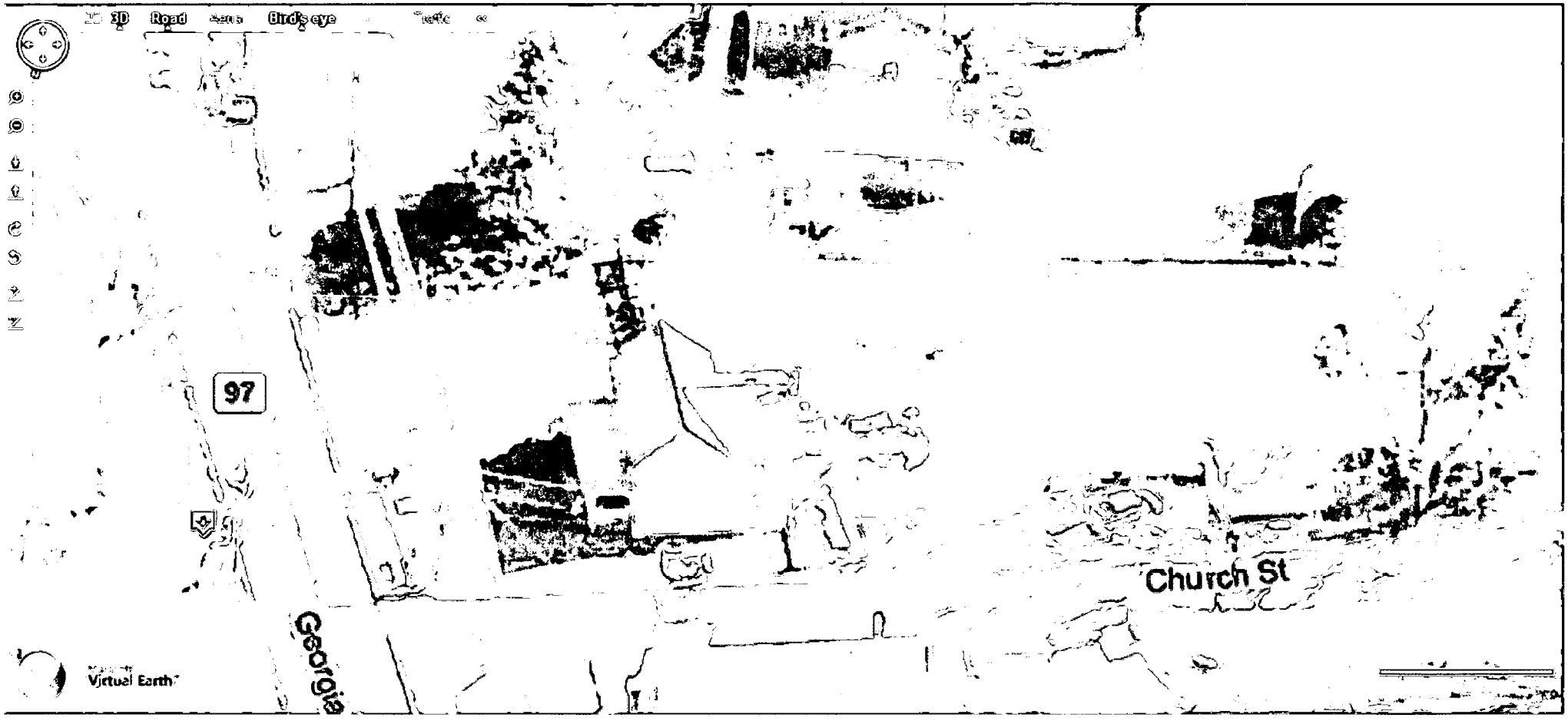
SURVEYOR'S CERTIFICATE	REFERENCES	SNIDER & ASSOCIATES
"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."	PLAT BK.	SURVEYORS – ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 215 Gaithersburg, Maryland 20879 301/948-5100, Fax 301/948-1286
Jeffrey A. Foster	PLAT NO.	
MARYLAND PROPERTY LINE SURVEYOR REG. NO. 527	LIBER 21641 FOLIO 093	DATE OF LOCATIONS WALL CHECK: FIN. LOC.: 03-11-03
		SCALE: 1" = 40' DRAWN BY: E.M.G. JOB NO.: 03-257

97-1938 03-1208

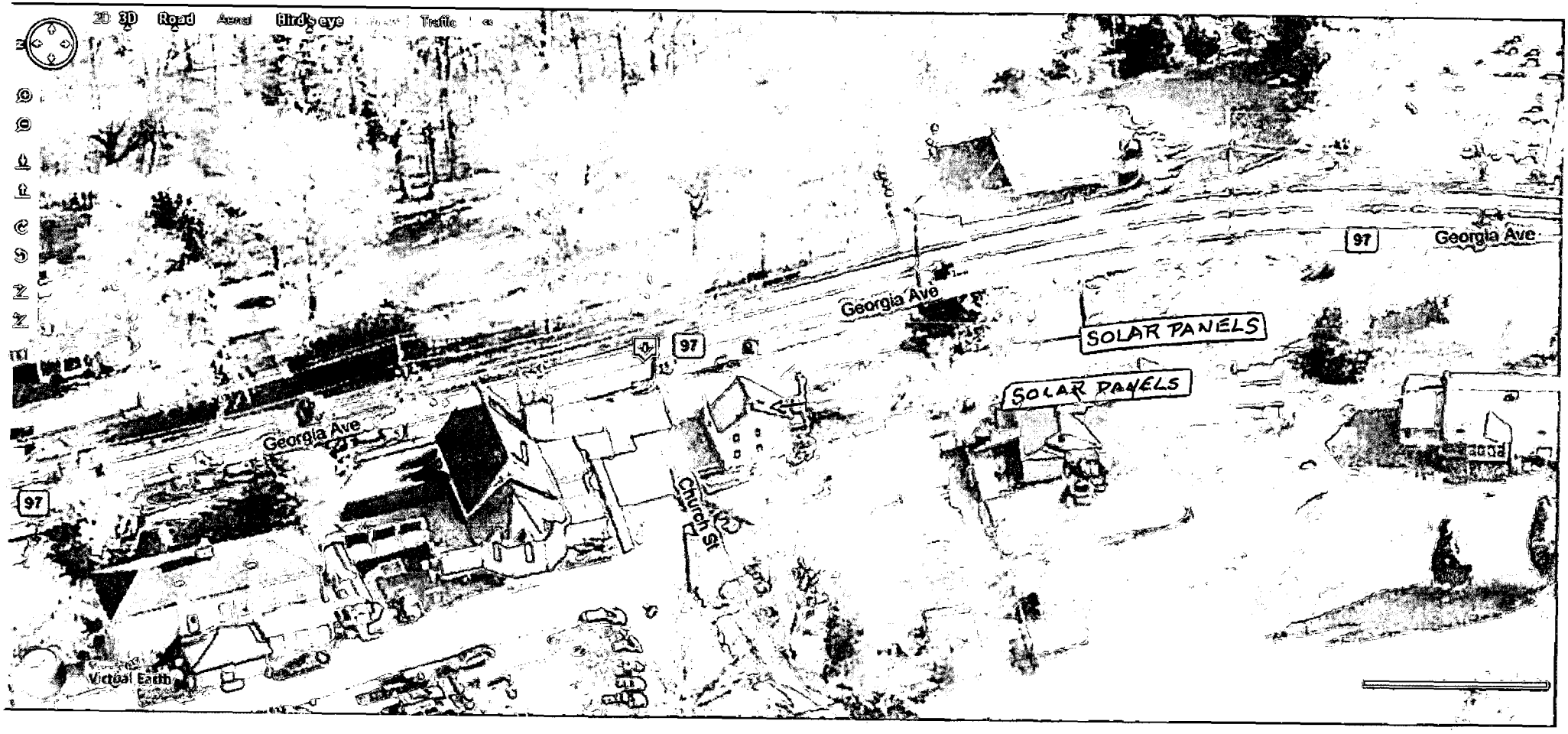

2D 3D | Road Aerial Bird's eye Traffic | «
Georgia Ave
97
SOLAR PANELS
SOLAR PANELS
Church St
Microsoft Virtual Earth


SUBJECT HOUSE
2D 3D Road Aerial Bird's eye Labels Traffic
Church St
Virtual Earth

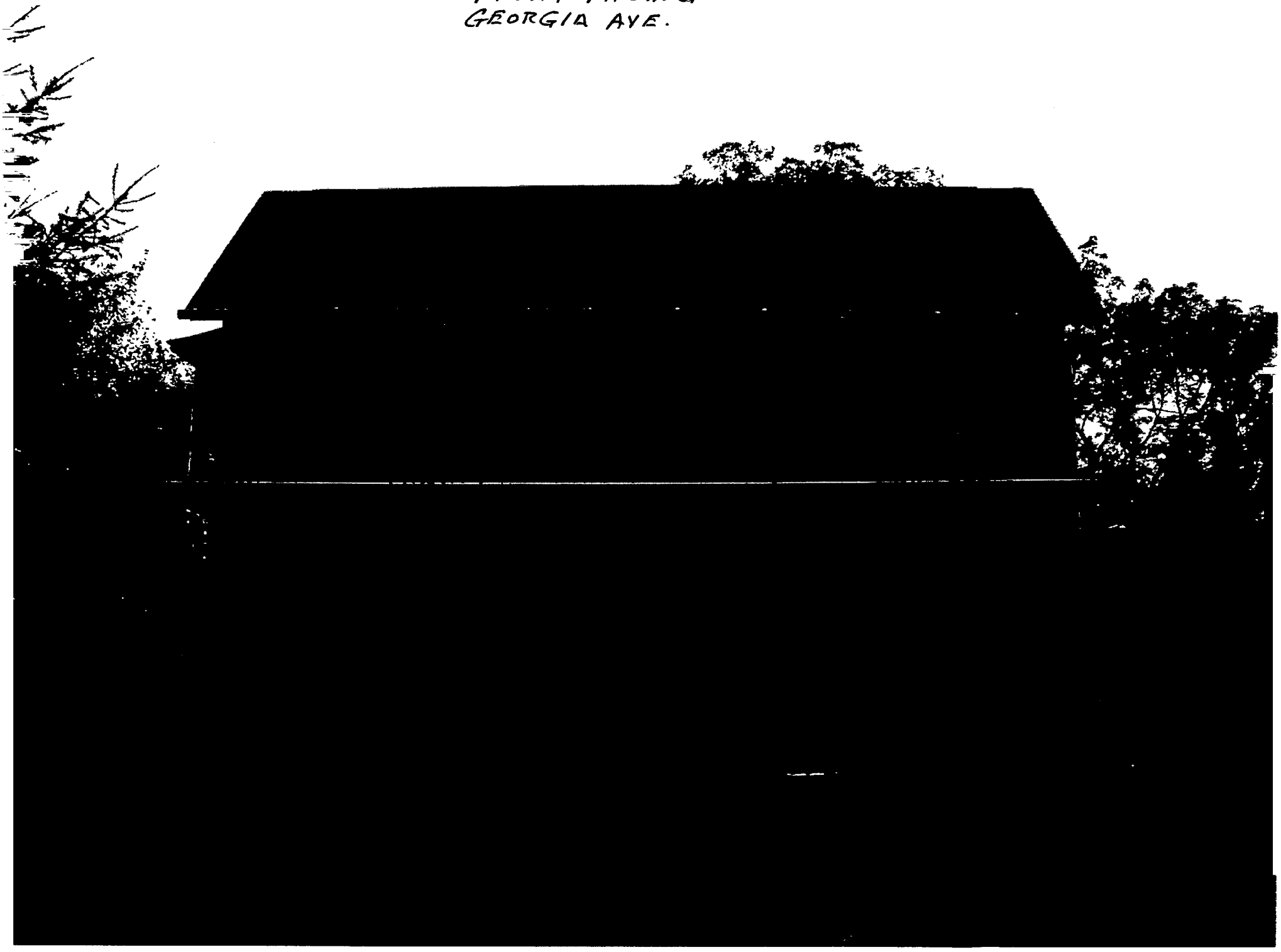
B.


2D
Road
Aerial
Bird's eye
Traffic
97
Church St
Georgia
Virtual Earth

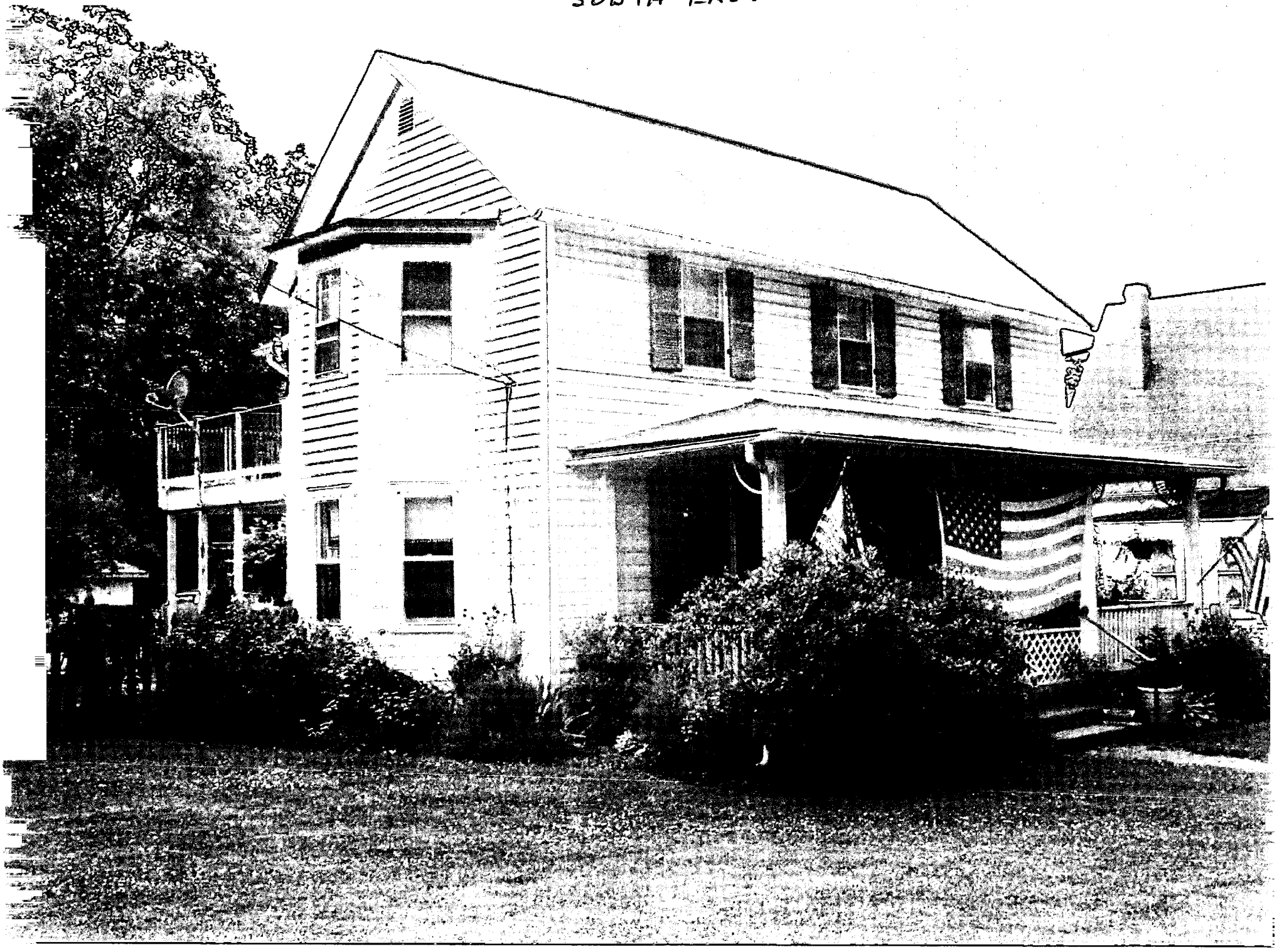
C

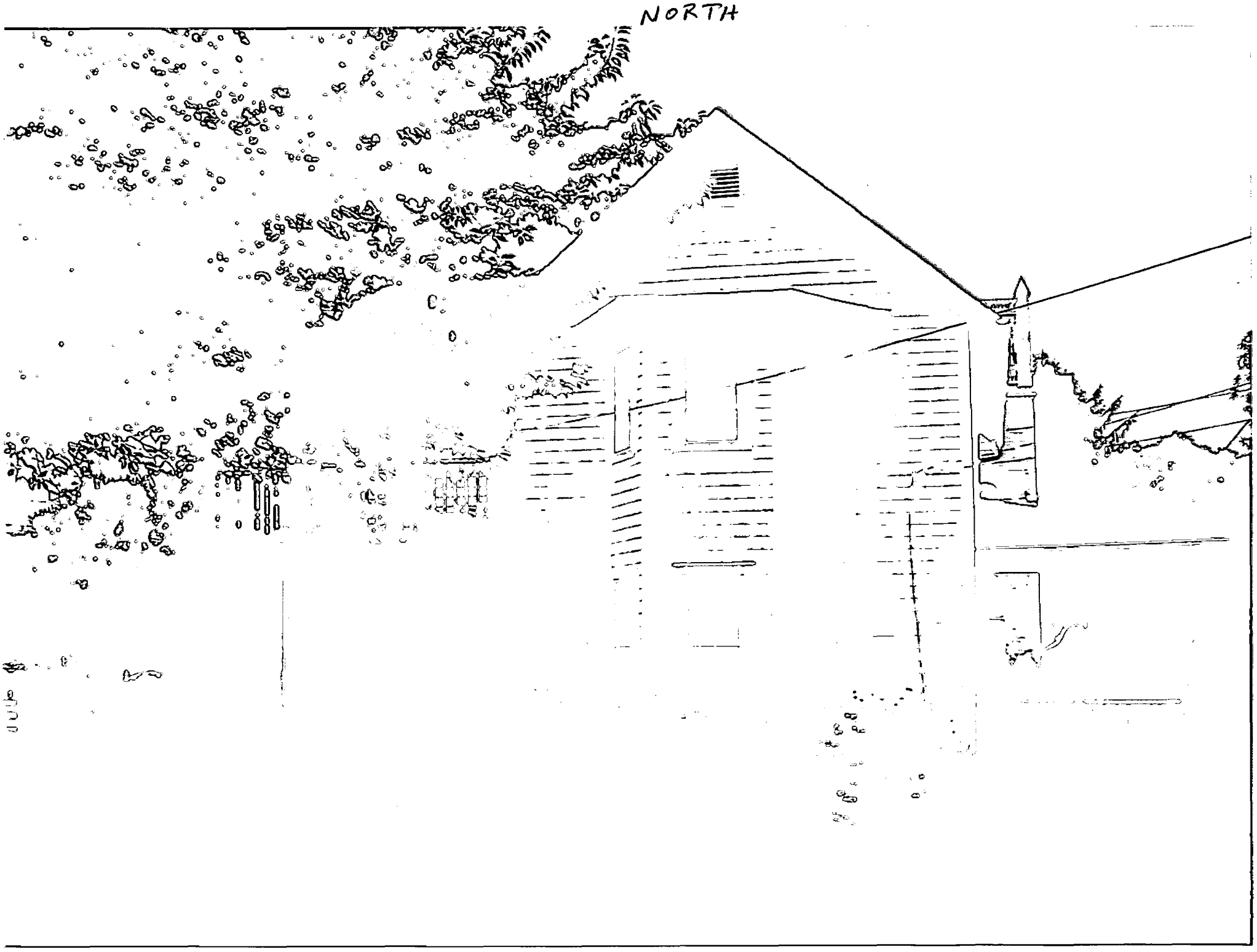

2D 3D Road Aerial Bird's eye Traffic
97
Georgia Ave
Georgia Ave
SOLAR PANELS
SOLAR PANELS
97
Georgia Ave
Church St
Virtual Earth

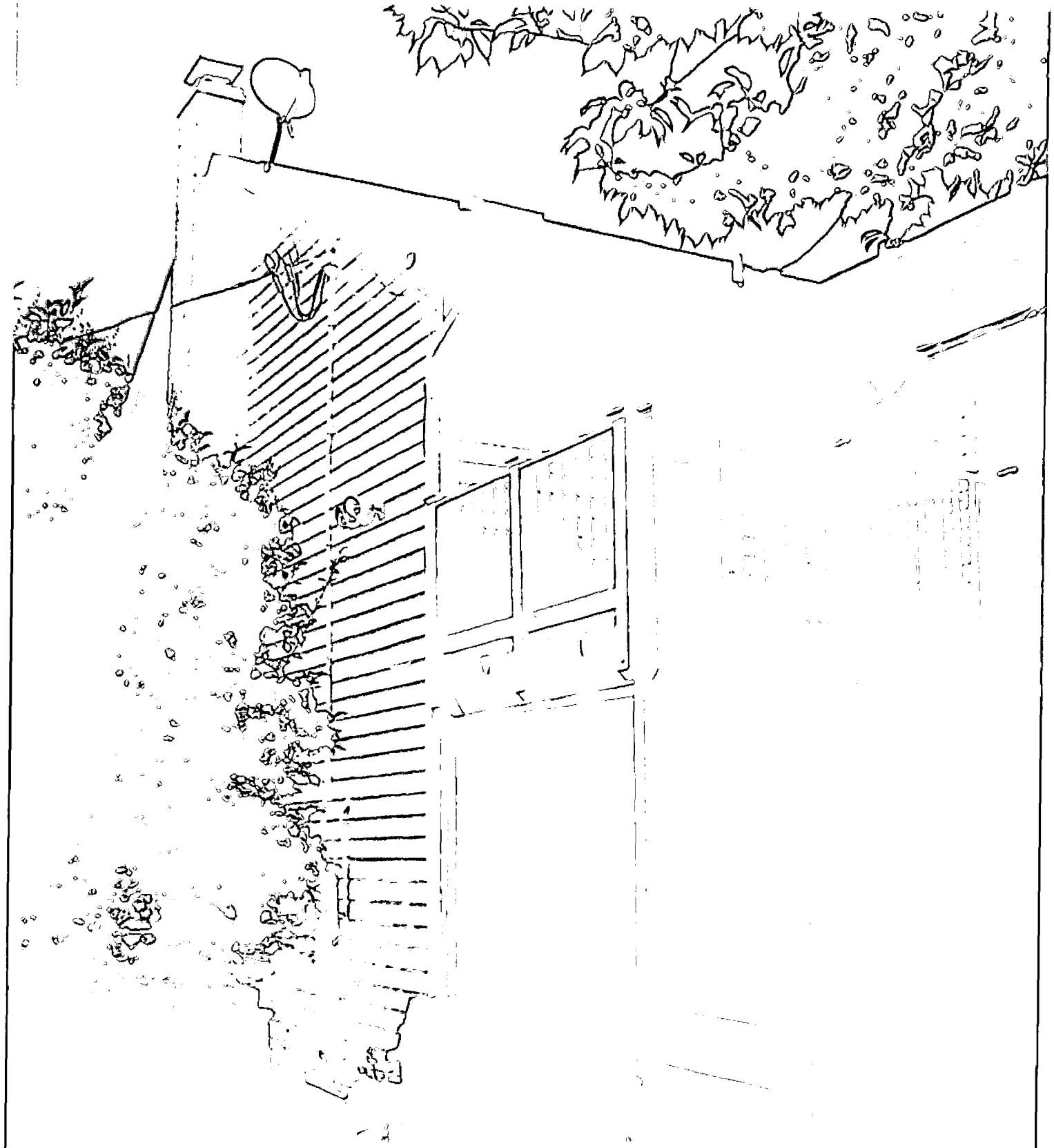
FRONT FACING
GEORGIA AVE.



SOUTH EAST




NORTH



HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFING

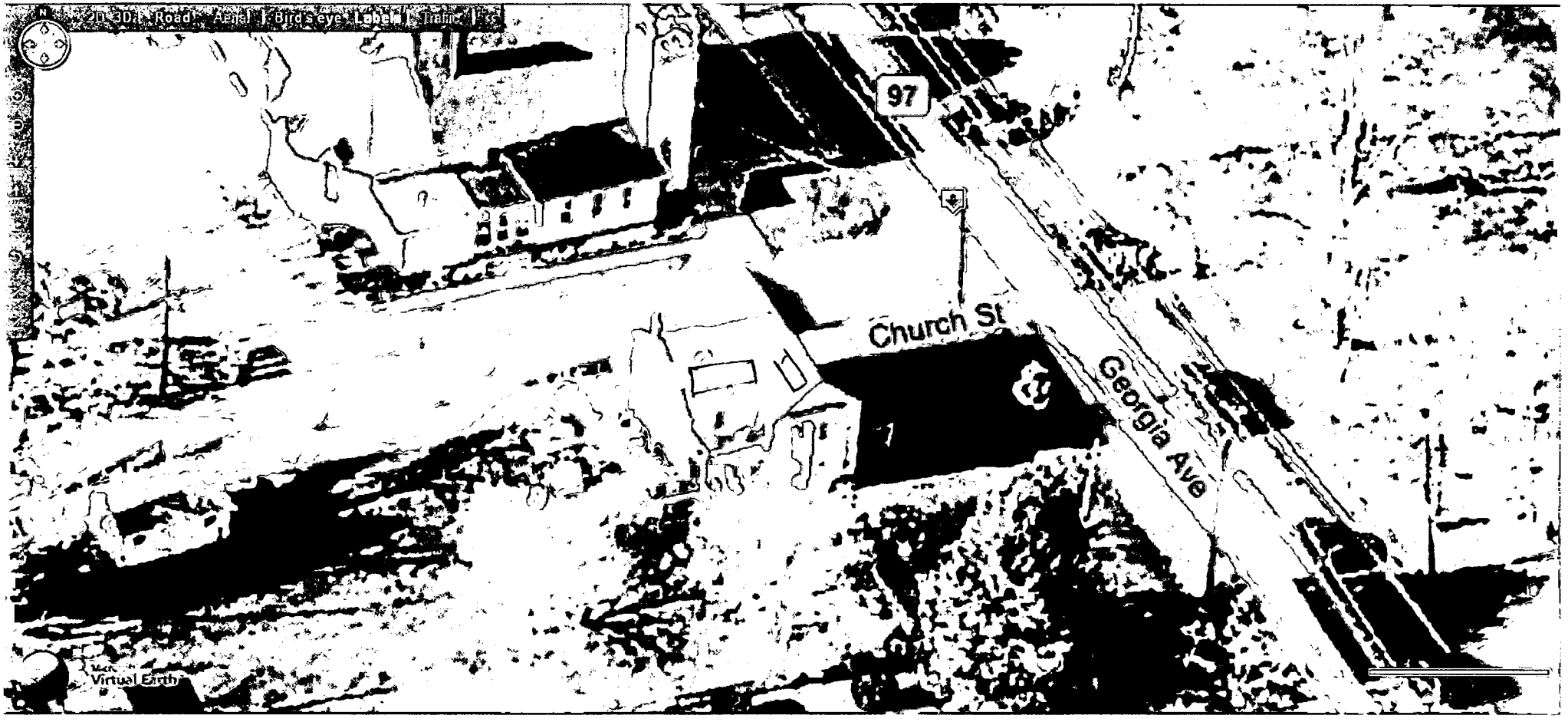
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	**Owner's Agent's** mailing address
Andrew and Mary Spagnolo 14 High Street Brookeville, MD 20833	**STANDARD SOLAR INC.** **202 Perry Parkway #7** **Gaithersburg, MD 20877**
Adjacent and confronting Property Owners mailing addresses	
Salem United Methodist Church Sue Shorb-Sterling, Pastor 8 High Street Brookeville, MD 20833	Jerry Hildago 1 Church Street Brookeville, MD 20833
Michael Murphy and Loretta Trittipoe 9 High Street Brookeville, MD 20833	Dan and Lori Laughlin 16 High Street Brookeville, MD 20833


2D 3D | Road Aerial | Bird's eye Labels | Traffic
97
Church St
Georgia
Virtual Earth


Traffic
Georgia Ave
97
Church St


2D 3D | Road Aerial | Bird's eye Labels | Traffic | «
97
Georgia
Church St
Virtual Earth


2D
3D
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97
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2D 3D Road Aerial Bird's eye
Church St
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