

OHBA Oregon Solar Installation Specialty Code Townhouse Proposal (4-15-10)

As this document is meant to be a standalone document, as much as practicable, our proposal includes provisions from the ORSC to offer the installer or owner an understanding of what maintenance or easement documents are needed. Additionally as fire separation can change between the code cycles and prior to 2005 townhouses were constructed under the OSSC it seems practical to remove the link to R317 and reference the applicable code at construction.

supported area and measured from edge of the roof and horizontal ridge to the solar array or any portion thereof.

A. Except:

On structures with a PV array area of 1,000 square feet or less installed on a sloped roof with an intersecting adjacent roof and where no section is larger than 150 feet measured in length or width:

1. Where the PV array does not exceed 25% as measured in plan view of total roof area of the structure, a minimum 12 inch unobstructed pathway, shall be maintained along each side of any horizontal ridge.
2. Where the solar array area exceeds 25% as measured in plan view of total roof area of the structure, a minimum of one 36" unobstructed pathway from ridge to eave, over a structurally supported area, must be provided in addition to a minimum 12 inch unobstructed pathway along each side of any horizontal ridge.
3. Pathways are not required on *non-occupied accessory structures* provided they are separated from occupied structures by a 6 feet (3048 mm) minimum separation distance or by a minimum two-hour fire rated assembly.

~~B. Townhouses separated in accordance with ORSC R317.2 providing fire separation as required by the applicable code at the time of construction, may be considered one structure and comply with the provisions of 304.9.1(A). where the units are under common ownership or access easement for a required pathway is provided.~~

Where townhouses are separated by real property lines and pv system components or pathways cross real property lines, the building official shall review, approve, and maintain a record of all maintenance agreements and easements for access and maintenance related to the pv system installation. Maintenance agreements shall be created and signed by the affected townhouse property owners. The maintenance agreements must address the repair, upkeep, replacement and access for the pv system. Easements may be general in nature or they may describe specific locations. The applicant shall provide a copy of the recorded easements and maintenance agreements to the building official prior to issuance of the building permit. Maintenance agreements and easements shall be recorded for each affected dwelling unit and the book and page number provided to the jurisdiction having authority.

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