

Recommended Solar Policy for Seabrook Point Property Owner's Association

11/29/17

Contractor requirements:

1. Contractor must be certified by the North American Board of Certified Energy Professionals (NABCEP).
2. Contractor must be licensed to work in South Carolina.

Solar design requirements:

1. All solar panels (hereafter referred to as Devices) must be installed on land or structures owned by the property owner. No portion of the Devices may encroach on adjacent properties or common areas.
2. Devices must be installed on the back roof as long as the location does not reduce the estimated annual energy production by more than 10%. If the back roof location results in a loss of greater than 10%, other locations will be considered. Each Device project will be evaluated individually. Adherence to these design guidelines does not guarantee that the homeowner's Device project will be approved. As stated, the solar Devices must be located on the roof which is least visible from any street or common area as long as there is not more than a 10% reduction in estimated annual energy production.
3. For Devices located in a fenced yard or patio, no portion of the Device may extend above the top of the fence. If the fence is not a solid fence which blocks the view of the Device, SPPOA may require the Device be placed in a location behind a structure or otherwise require visual screening. The SPPOA may consider the installation of Devices on properties without a fenced yard if there is adequate screening from public view from any street or common area.
4. Only all-black panels (with black backing and frame) are permitted. All panels must carry, at minimum, a 25-year power production warranty.
5. All racking must be black or black-capped.
6. Panels must be installed parallel with the roof surface. Maximum space between the roof and the bottom of the panel is five inches.
7. Inverters, when installed on exterior side walls, should be installed on the side of the electric meter that is closer to the rear of the house whenever possible.
8. Solar panel arrays must be designed to withstand winds up to 140 knots/161 mph.
9. External conduit must be paintable, and any external conduit must be painted to match the roof/house within 30 days of completion of the solar installation.
10. External conduit is to be minimized. No conduit is permitted to run over roof peaks. No "candy cane" conduit is permitted around roof eaves.
11. Rooftop transition boxes must not be visible from the street.
12. All solar projects must be properly labeled in compliance with the version of the National Electric Code (NEC) in effect per the authority having jurisdiction (AHJ).

Installation rules:

1. All solar installations must be completed within five days of project start, weather permitting. If weather interrupts a project installation, one day may be added to the project timeline for each day interrupted. Bi-directional utility meter installation is not included in this timeline.
2. Construction hours must adhere to SPPOA Guidelines, 7:00 a.m. to 7:00 p.m. Monday through Friday and 7:00 a.m. to 5:00 p.m. on Saturday. Construction is not permitted on Sunday.
3. Packing materials and all construction debris must be removed by the contractor at the end of every work day.
4. Music and conversation by the installers must be kept to a low volume so as not to disturb the homeowners or neighbors.
5. Building permit(s), if required, must be displayed on the door or in a front-facing window during the installation.

Application must include:

1. Age of the roof must be stated since this is important relative to the installation of solar panels.
2. List of all equipment installed.
3. Specification sheets for panels, inverter(s), and racking. For AC panels, specifications for panels and inverters will be on one sheet. All panel specification sheets must illustrate the style (all-black) of the panel that will be installed on the home.
4. Layout of the solar array. Must show property lines and house location on the property.
5. Photos of the roof area where the array will be mounted.
6. Certificate of insurance.
7. Photograph of inverter installation location, with approximate size and location noted. Not required for solar systems that include microinverters.
8. Installer's company name, phone, email, address, with at least one contact person identified.
9. A \$500 refundable deposit and a \$100 non-refundable deposit.
10. If a deviation from the back of the house is requested (see point 2 in the solar design requirements), the percent of lost annual energy production must be specified. The ACC has the option to validate the percentage stated. If the percent is to be validated, it will be completed by a certified solar expert at the homeowner's expense.