

ORDINANCE NO. 20170615-100

AN ORDINANCE AMENDING ARTICLE 12 OF CITY CODE CHAPTER 25-12 TO ADOPT A SOLAR-READY PROVISION TO THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. City Code Section 25-12-263(A) (*Local Amendments to the Energy Code*), is amended to add the following provisions as additional local amendments to the commercial provisions of the *2015 International Energy Conservation Code*:

C402.6 Commercial Solar Ready (Mandatory). A designated zone must be identified on the construction documents as “Reserved for Future Solar Installation”. This identified “Solar-Ready Zone” must be located within the Potential Solar Area (defined below), free from obstructions such as, but not limited to, vents, pipes, ducts, and other equipment and must comply with access, pathway, smoke ventilation, spacing, and other requirements of the City of Austin Land Development Code.

Exceptions:

1. Potential Solar Area of less than 2,000 square feet (185.8 square meters)
2. High hazard buildings (Group H)
3. Buildings located within the downtown network, as identified by Austin Energy
4. Buildings equipped with on-site renewable energy in accordance with section C406.5

C402.6.1 Solar-Ready Zone area.

The size of the Solar-Ready Zone must be at least half the Potential Solar Area. Potential Solar Area is calculated as the gross rooftop area minus the Affected Area. Affected Area means the following areas:

1. Areas of the roof that are shaded for at least 50% of annual daylight hours.
2. Areas of that are not Low-Sloped Roof that are oriented from 300° northwest, north to 90° east
3. Gross area of all skylights.
4. Area of rooftop equipment and required access paths.
5. Areas of roofs used for helicopter landing or for rooftop parking.
6. Green roofs and occupied rooftop areas.
7. Areas required by City Code to not contain solar equipment.

No part of the Solar Ready Zone can be in an Affected Area. The designated Solar-Ready Zone and the Potential Solar Area can be made up of multiple non-contiguous areas.

Each sub-area must be at least 80 square feet (7.432 square meters) and must be a rectangle the short side of which measures at least 6 feet (1.83 meters).

C402.6.2 Structural loads. Areas of the roof that are part of the Solar-Ready Zone must have structural design loads for roof dead load and roof live load clearly indicated on the construction documents.

C402.6.3 Equipment location and interconnection pathway. The construction documents must indicate a location for inverters and metering equipment and a pathway for routing of conduit from the Solar-Ready Zone to the point of interconnection with the electrical service.

C402.6.4 Electrical distribution system. The Building's electrical service distribution system must have reserved space to allow for the future installation of solar electric and must be permanently marked as "For Future Solar Electric".

PART 2. City Code Section 25-12-263(B) (*Local Amendments to the Energy Code*), is amended to add the following provisions as additional local amendments to *ASHRAE 90.1-2013*:

5.4.6 Commercial Solar Ready (Mandatory). A designated zone must be identified on the construction documents as "Reserved for Future Solar Installation". This identified "Solar-Ready Zone" must be located within the Potential Solar Area (defined below), free from obstructions such as, but not limited to, vents, pipes, ducts, and other equipment and must comply with access, pathway, smoke ventilation, spacing, and other requirements of the City of Austin Land Development Code.

Exceptions:

1. Potential Solar Area of less than 2,000 square feet (185.8 square meters)
2. High hazard buildings (Group H)
3. Buildings located within the downtown network, as identified by Austin Energy
4. Buildings equipped with on-site renewable energy in accordance with section C406.5

5.4.6.1 Solar-Ready Zone area.

The size of the Solar-Ready Zone must be at least half the Potential Solar Area. Potential Solar Area is calculated as the gross rooftop area minus the Affected Area. Affected Area means the following areas:

1. Areas of the roof that are shaded for at least 50% of annual daylight hours.
2. Areas of that are not Low-Sloped Roof that are oriented from 300° northwest, north to 90° east.
3. Gross area of all skylights.
4. Area of rooftop equipment and required access paths.
5. Areas of roofs used for helicopter landing or for rooftop parking.

6. Green roofs and occupied rooftop areas.
7. Areas required by City Code to not contain solar equipment.

No part of the Solar Ready Zone can be in an Affected Area. The designated Solar-Ready Zone and the Potential Solar Area can be made up of multiple non-contiguous areas. Each sub-area must be at least 80 square feet (7.432 square meters) and must be a rectangle the short side of which measures at least 6 feet (1.83 meters).

5.4.6.2 Structural loads. Areas of the roof that are part of the Solar-Ready Zone must have structural design loads for roof dead load and roof live load clearly indicated on the construction documents.

5.4.6.3 Equipment location and interconnection pathway. The construction documents must indicate a location for inverters and metering equipment and a pathway for routing of conduit from the Solar-Ready Zone to the point of interconnection with the electrical service.

5.4.6.4 Electrical distribution system. The Building's electrical service distribution system must have reserved space to allow for the future installation of solar electric and must be permanently marked as "For Future Solar Electric".

PART 3. City Code Section 25-12-263(C) (*Local Amendments to the Energy Code*), is amended to add the following provisions as additional local amendments to the residential provisions of the *2015 International Energy Conservation Code*:

CHAPTER 7 [RE]

Residential Solar Ready

R701.1 Residential Solar Ready. New Residential Buildings must have a Solar-Ready Zone. A Solar-Ready Zone is a section or sections of the roof or building structure designated and reserved for future installation of a solar photovoltaic or solar thermal system. The Solar-Ready Zone must not include areas shaded by parts of the building or other obstructions.

R701.2 Construction document requirements for Solar-Ready Zone. Construction documents must indicate the Solar-Ready Zone on a roof plan.

R701.3 Obstructions. Solar-Ready Zones must be free from and not shaded by obstructions, including but not limited to vents, chimneys, parapets and roof-mounted equipment.

R701.4 Electrical service reserved space. The main electrical service panel must have a reserved space to allow installation of a dual pole circuit breaker for future solar electric installation and must be labeled "For Solar Electric." The reserved space must be positioned at the opposite (load) end from the input feed location or main circuit location.

R701.5 One-family and two-family dwellings. New detached one-family or two-family dwellings must have a total Solar-Ready Zone area of not less than 240 square feet (22.3 m²) per dwelling, exclusive of required access or setback areas. The Solar-Ready Zone must be oriented between 90 and 300 degrees of true North. The Solar-Ready Zone must comprise areas not less than six feet (1.83 m) on one side and at least one area of not less than 100 square feet (9.29 m²) exclusive of any required access or set back areas.

Exceptions:

1. A Building with less than 800 square feet (74.32 m²) of roof area per dwelling unit.
2. A Building with a Solar-Ready Zone that is shaded by trees or adjacent structures for more than 50 percent of annual daylight hours.
3. A Building Site on which the applicant has demonstrated, through documentation, existence of a unique hardship preventing compliance.
4. New residential buildings with a permanently installed on-site renewable energy system with an output of not less than one watt per square foot (.092 m²) of conditioned floor area, or an on-site renewable energy system with a total output of at least two kilowatts.

R701.6 Townhomes. Townhomes must have a total Solar-Ready Zone area of not less than 160 square feet (14.86 m²) per dwelling unit, exclusive of required access or setback areas. The Solar-Ready Zone must be oriented between 90 and 300 degrees of true North. The Solar-Ready Zone must comprise areas not less than six feet (1.83 m) on a side and at least one area of not less than 100 square feet (9.29 m²) exclusive of required access or set back areas.

Exceptions:

1. Dwellings with less than 600 square feet (55.74 m²) of roof area per dwelling unit.
2. A building with a Solar-Ready Zone that is shaded by trees or adjacent structures for more than 50 percent of annual daylight hours.
3. A Building Site on which the applicant has demonstrated, through documentation, existence of a unique hardship preventing compliance.

R701.7 Multifamily buildings. New multifamily buildings of four stories or fewer must have a Solar-Ready Zone that is not less than 35% of the total roof area of the building.

Exceptions:

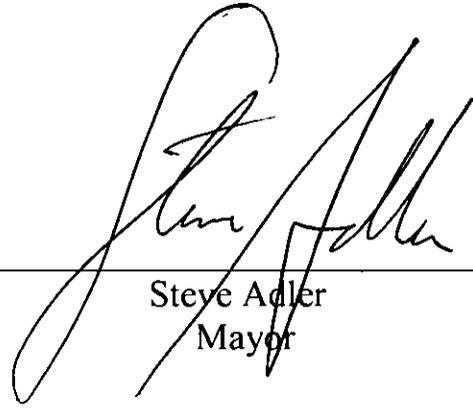
1. A building with a Solar-Ready Zone that is shaded by trees or adjacent structures for more than 50 percent of annual daylight hours.
2. A Building Site on which the applicant has demonstrated, through documentation, existence of a unique hardship preventing compliance.

PART 4. This ordinance takes effect on October 1, 2017.

PASSED AND APPROVED

June 15, 2017

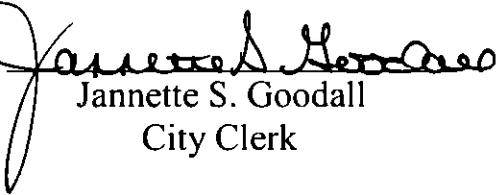
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Steve Adler
Mayor

APPROVED: 

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City Attorney

ATTEST: 

Jannette S. Goodall
City Clerk