SOLAR PANEL INSTALLATIONS

NYC Department of Buildings – March 26, 2026.

Agenda

Solar Permits Processing at the DOB

- Overview
- General Requirements
- Solar Approval / Permit / Sign off
- Property Tax Abatement Program
- Zoning Requirements
- Specialized Applications
- Guard rails
- Contact

Overview

Where we are

•Total PTA4 and Non PTA4 applications filed (DOB records start from 2011)

- 2011 - **165 Applications**
- 2012 - **277 Applications**
- 2013 - **761 Applications**
- 2014 - **2016 Applications**
- 2015 - **2399 Applications**
- 2016 - **4084 Applications**
- 2017 - **4631 Applications**
- 2018 - **5815 Applications**
- 2019 - **5577 Applications**
- 2020 - **5190 Applications**
- 2021 - **6012 Applications**
- 2022 - **8000 + Applications**
- 2023 - **12000 + Applications**
- 2024 - **9000 + Applications**
- 2025 - **9534 Applications**

•All solar and EIE (Energy Infrastructure Equipment) are **now** filed on DOB NOW.

Overview

Where we are (con't)

- Per Title 4-C, if the solar electric generating system and/or electric energy storage system is placed in service on or after January first, two thousand twenty-four, and before January first, two thousand thirty-five, for each year of the compliance period such tax abatement shall be the lesser of
  - (i) seven and one-half percent of eligible solar electric generating system and/or energy storage system expenditures,
  - (ii) the amount of taxes payable in such tax year, or
  - (iii) sixty-two thousand five hundred dollars.

  There is more information for solar jobs filed prior to 2024.
  Please refer to the section 499-bbbb of Title 4-C for more details.

- Local Laws 92 and 94/2019 - Effective November 15, 2019,

These laws amend the 2014 / 2022 Administrative Code and Chapter 15 of the NYC Building Code to require, subject to certain exceptions, new buildings, new roofs resulting from enlargement of existing buildings, and existing buildings replacing an entire existing roof deck or roof assembly to be provided with a "sustainable roofing zone," 100 percent of which must either be a solar photovoltaic electricity generating system, a green roof system, or a combination thereof. BB 2019-010

General Requirements

Construction Project Requirements by NYC Department of Buildings

- **Construction Permit** – required before beginning of installation
  Note: Construction permit may be delayed if Electrical application is not indicated as a related application on the PW-1 of the Solar application.

- **Electrical Permit** – required before beginning of installation

- **Electrical Sign-off** – required following the completion of installation and provided by the Department Of Buildings

- **Con Edison Connection Letter** – required following the completion of installation and provided by Con Edison. Note: Con Edison letter will not be issued unless an Electrical signoff is obtained.

- **Construction Sign-off** – required following the completion of installation and provided by the Department Of Buildings

- **OTCR Conditional Approval** – required for Electrical Energy Storage Equipment applications prior to approval of the job filing and OTCR final approval required following the completion of installation

General Requirements

Filing Requirements at the NYC Department of Buildings

- **Projects filing for the Property Tax Abatement (PTA)** must be filed through DOB NOW, Standard Plan Exam or Professionally Certification. There is no more Self-Certification of Objections filings type for solar.

- Solar applications **must** be filed as work type, **SOLAR (SL).**

- EESE applications **must** be filed as work type, **GC-EESE**
  Note: An **Alt-Co** application is needed to establish a new Use, when an EESE is proposed on a vacant lot and will be the principal Use on such lot.

- All Solar and EESE applications are centrally reviewed by Central Development Programs, formerly Hub Full Service.

- **BB 2018-008** requires a final inspection by a Registered Design Professional for many work-types on applications that do not require issuance of a Certificate of Occupancy, including SOLAR.

General Requirements

Licensing Requirements

- **New York State Registered Architect (RA) or Professional Engineer (PE)** A Registered Design Professional is required to submit drawings to obtain building permits and is considered the applicant of record, or AOR. Anyone can assist in preparing applications, but only the AOR can submit the filing in DOB NOW. License numbers and seals are required on forms and drawings officially submitted to DOB and FDNY as required.

- **NYC Certified Asbestos Investigator-** The NYC DEP requires a Certified Asbestos Investigator to verify if there is asbestos containing material (ACM) in the area construction is taking place. The exception is for buildings constructed per plans approved after April 1, 1987. The asbestos forms must be submitted through ARTS (Asbestos Reporting and Tracking System), and signed/sealed by the Certified Asbestos Investigator.

- **NYC Registered Special Inspector and Special Inspection Agency**– TR1 Special Inspections must be completed and signed by a registered Special Inspector or Special Inspection Agency. AOR may perform Progress Inspections and may be qualified to perform Special Inspections if they have registered themselves as a Special Inspector with the Department of Buildings.

Solar Approval / Permit / Sign off

DOB NOW Filing Process

Step 1: **File your application online**
Fill out your forms online, upload all documents and drawings through DOB NOW.

Step 2: **Pay online**
Debit/Credit cards and E-checks are accepted online
Full payment at time of filing will expedite the issue of a Permit

Step 3: **Submit**
Central Development Programs : Submit job online for standard plan exam or Professional Certification. Prof-Cert jobs are subject to random audit.

Step 4: **Obtain Construction Permit**
Electronically fill the form under “Work Permit” tab in DOB NOW filings and submit.

- Download the Permit

Solar Approval / Permit / Sign off

Required "Forms" for Construction Approval / Permit

(Required forms are designed as Tabs in DOB NOW.)

- **Plan/Work (PW1)** Project / site / building characteristics and zoning information. Applicant and owner information.

- **Tax Abatement** A separate Property Tax Abatement form **(PTA4)** is no longer required. The information must be filled out in the "Tax Abatement" tab in DOB NOW.

- **Cost Affidavit (PW3)** Application fees are based on construction cost. PTA applications are limited only to work pertaining to the solar installation.

- **Technical Report (TR1, TR2, TR3, TR8, etc.)** Statement of Responsibility
    - Special Inspections: Structural Stability, Fire-Resistant Penetrations and Joints,
    - Progress Inspections: Energy Code Compliance Inspections, Final
    - Other Special / Progress Inspections: As applicable

- **Work Permit** General Contractor's information

- **Statements & Signatures** Applicant of Record's Attestation, Owner's Attestation, Owner's Arrears.

Solar Approval / Permit / Sign off

Required Form for Construction Approval / Permit (cont'd)

- **TPP** Tenant Protection Plan - If Building is occupied during construction.
  - As of November 10, 2020 (see November 2020 Service Notice), the TPP is a required item submitted **prior to permit** and submitted through **DOBNOW**, Previously, it was an item required prior to approval and reviewed by Plan Examiner. See service notice for updated requirements on who is permitted to file TPP.
  - Applicant can request TPP under "Filing Action" of a job that requires a TPP.

- **ACP7/ACP21 or ACP5** Asbestos documents submitted to DEP
  - ACP7/ ACP21 Asbestos containing material (ACP) are present where construction will occur, where the work will disturb 25lf or 10sf of asbestos containing material. Asbestos must be properly abated prior to issuance of construction permit.
  - ACP5 – Minor project where less than the above will occur. Submitted prior to approval.
  - Exemption: buildings constructed per plans approved on or after April 1, 1987

Solar Approval/Permit/Sign off

Required Forms for Construction Approval / Permit (cont'd)

- **L2** If any L2 is required prior to permit, it must be submitted through DOBNOW

Items Required for specific jobs only

- **FDNY Letter of Acceptance**
    - Required when variance to Fire Code requested and approved – TM-5
      NOTE: Existing non-compliant conditions require FDNY Approval.

Solar Approval/Permit/Sign off

Required Forms for Construction Approval / Permit (cont'd)

Items Required for specific job types only (con't)

- **PW1B/Plumbing Riser Diagram** Schedule B Plumbing
  - Required for Solar Thermal applications

- **Landmarks Preservation -** For projects within a Landmarks Preservation District or for an individual Landmark.
  - Certificate of No Effect – for existing buildings
  - Certificate of Appropriateness – for new buildings

- **Public Design Commission**
  - Approval for buildings that are on city owned property, excluding NYCHA

- **OTCR**
  - Approval for buildings that incorporate energy storage equipment into design.

Solar Approval / Permit / Sign off

Required Signatures

- **Building Owner**
- **NYS Registered PE or RA**
- **General Contractor**
- **Certified Asbestos Investigator**
- **Notary**

Solar Approval / Permit / Sign off

Required Items On Architectural Drawings

- **Plot plan -** location of the building on the site indicating pertinent streets, trees, structures, city services, utilities, site hazards and adjacent buildings.
- **Site plan, roof plan(s), elevation(s) -** showing the solar modules in place, other equipment and structures pertinent to or having impact on code compliance of the system, Fire Code compliance, and roof elevation datum of the building and adjacent buildings. NOTE: Multiple plans may be required to accurately show the scope of work and compliant layout.
- **System Components**
- **Location of Main Meter, AC Disconnect Switch, Inverter(s)**
- **Zoning compliance -** including height and setback requirements for specific Zoning District.
- **Flood Hazard compliance -** if applicable. Include FIRM/PFIRM, substantial improvement calculations, BFE, DFE and other flood lines on elevations.

Solar Approval / Permit / Sign off

Required Items On Architectural Drawings (cont'd)

- **Energy Analysis** – NYCECC and Special Inspections Matrix
- **Anchorage & Racking System** - listed as an assembly, including structural criteria
- **Personal Fall Arrest System -** if proposed. Refer to **BB2023-008** for more details.
- **Structural & Wind Analysis/statement**
- **Fire Department access** - for firefighting and maintenance (Fire Code § 512). Provide access landing, fire access path and railings as required.

Note: Electrical drawings are not required to be included in the architectural plan set for review and approval. However, a separate Electrical Plan Review (EPR) is required, when the electrical installation meets the triggers in 2025 NYC Electrical Code section 110.2(B).

Solar Approval / Permit / Sign off

Required Items for Electrical Permit / Sign off

- **ED16A (Electrical Permit Application) –** file electronically through the DOBNOW online filing system. Must be filed by NYC Master Electrician.

- **Electrical Inspection** – Arrange for DOB Electrical Inspection for sign-off. A Three Line Electrical Diagram is required at the time of sign-off inspection.

- **Note** - These items are pursued independently from the Construction Drawing approval.

Solar Approval / Permit / Sign-Off

To Obtain Property Tax Abatement

- The signed-off application must be submitted to DOB by March 15, in order for the abatement to commence on July 1 of that year. This includes filing through e-submit for older open solar filings originally filed in e-submit, or through DOB NOW for filings originally filed in DOB NOW. Items that are required after permit / construction are as follows:

    - Submit any PAA's for as-builts, etc.
      For existing solar applications on BIS only: once PAA documents are uploaded notify HUBFSProjectAdvocate@buildings.nyc.gov
    - After work is completed, request construction inspection through DOB NOW (for applicable work-types).
    - Request electrical inspection through DOBNOW.
    - Obtain Con Edison Utility Letter.
    - For existing solar applications on BIS only: Upload PW7, Final PTA4, Final PW3, EN2, TR1, TR7, and all other required sign-off documents (including Construction and Electrical inspection approval) through e-submit. These documents are all to be uploaded at the same time.
    - For DOB NOW filings: upload all required sign-off documents.

Solar Approval / Permit / Sign-Off

To Obtain Property Tax Abatement

- **For existing solar applications on BIS**,
  Email greennroofandsolar@buildings.nyc.gov to request sign-off.
  Please ensure that all required documents/inspections have been satisfactorily completed.

- **For DOB NOW jobs**, select “Request LOC” from the dropdown list under “Select Action” of the job.

  - DOB reviews the documents and signs off the job / creating a Letter of Completion (LOC).

  - DOB submits to DOF

  After DOB sign-off is completed, DOB sends list of applications to DOF for processing. DOF sends letter to Owner outlining eligible expenditures, percentage of property tax deduction, start and end dates of tax abatement.

Electric Energy Storage System

Updates to 1 RCNY 105-02

- The rule, **1 RCNY 105-02**, has been updated to include eligibility for property tax abatement for the installation of electrical energy storage equipment (EESE).

- After January 1st, 2024, a building can file more than one tax abatement pursuant to Title 4-C. 1 RCNY 105-02 has been updated to reflect that.

- Additional regulations governing ESS can be found in 1 RCNY §101-19

Next

And now one of our ACPEs will speak more about code and zoning compliance

Zoning Requirements

New defined term

"**Energy Infrastructure Equipment**" (EIE) **shall include renewable energy generation systems**, such as **solar** or **wind** energy systems, **and energy storage systems**, such as **fuel cells** and **batteries**, which are essential throughout all districts in order to support the acceleration towards a distributed energy grid with electricity from fully renewable sources. Per ZR 12-10 Definitions

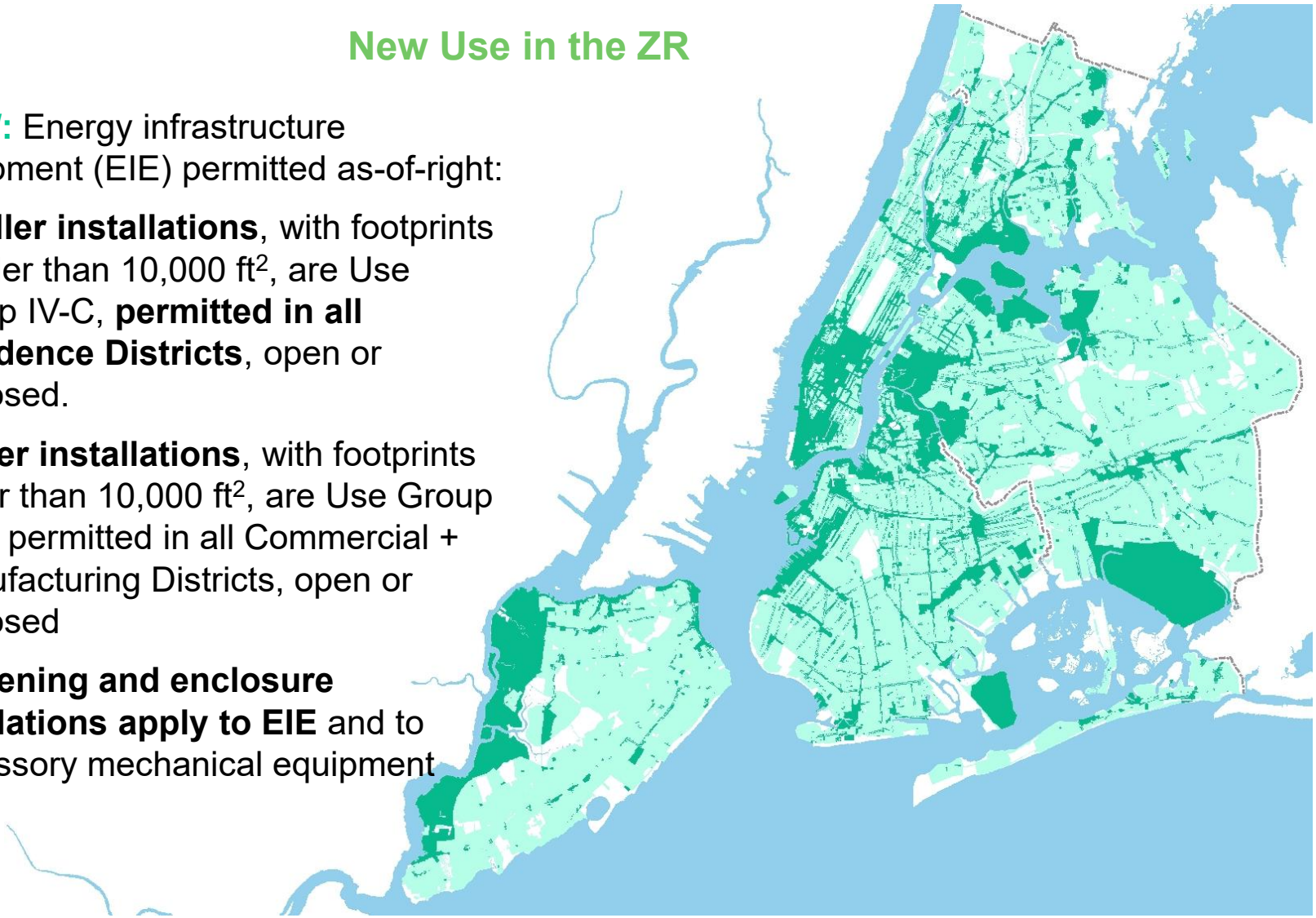
Energy Infrastructure Equipment shall refer to equipment that is a **principal use** on a zoning lot. Where such equipment is accessory to another use, it shall be considered accessory mechanical equipment.

Provisions pertaining to energy infrastructure equipment shall apply to all types of renewable energy generation systems, as well as to all types of energy storage systems, unless specific rules are otherwise specified, such as for solar and wind energy systems.

Zoning Requirements

New Use in the ZR

- **NEW:** Energy infrastructure equipment (EIE) permitted as-of-right:
- **Smaller installations**, with footprints smaller than 10,000 ft^2, are Use Group IV-C, **permitted in all Residence Districts**, open or enclosed.
- **Larger installations**, with footprints larger than 10,000 ft^2, are Use Group IV-C, permitted in all Commercial + Manufacturing Districts, open or enclosed
- **Screening and enclosure regulations apply to EIE** and to accessory mechanical equipment



Zoning Requirements

Energy Storage Systems (ESS) as a principal use

BEFORE: The ZR was unclear regarding energy storage. Buildings Bulletin 2019-007 (Fuel Cell/BESS Installation) found that such uses qualified as “electric utility substations” which are allowed in Commercial districts up to 10,000 sf, or unlimited in size in M districts.

NEW: ESS permitted as energy infrastructure equipment (EIE):

- Use Group IV-C, Renewable Energy & Green Infrastructure, in all Residence Districts (<10,000 ft^2) **ZR 22-141**
- Use Group IV-C, Renewable Energy & Green Infrastructure, (unlimited size) **ZR 32-141, ZR 42-141**

Zoning Requirements

Summary of solar and ESS changes

Previously

	R Districts	C Districts	M Districts
Accessory solar / wind Accessory ESS	Permitted AOR	Permitted AOR	Permitted AOR
Solar energy systems (UG 6 primary use)	**Not permitted**	Permitted AOR	Permitted AOR
ESS <10k sf	**BSA permit needed**	Permitted as UG 6D substation	Permitted as UG 6D substation
ESS 10k – 40k sf	**BSA permit needed**	**BSA permit needed**	Permitted as UG 17C substation
ESS >40k sf	**CPC permit needed**	**CPC permit needed**	Permitted as UG 17C substation

New regulations

	R Districts	C Districts	M Districts
Accessory solar / wind Accessory ESS	Permitted AOR	Permitted AOR	Permitted AOR
Energy infrastructure equipment ≤10k sf	**Permitted AOR**	Permitted AOR	Permitted AOR
Energy infrastructure equipment >10k sf	**BSA permit needed**	**Permitted AOR**	Permitted AOR
Electric utility substation regs will remain for actual substations	n/a	n/a	n/a

*** ESS Installations requires safety review by OTCR, and for systems >250kW, by FDNY as well.**

Zoning Requirements

Accessory mechanical equipment & Energy Infrastructure Equipment (EIE) Permitted Obstructions

Accessory mechanical equipment

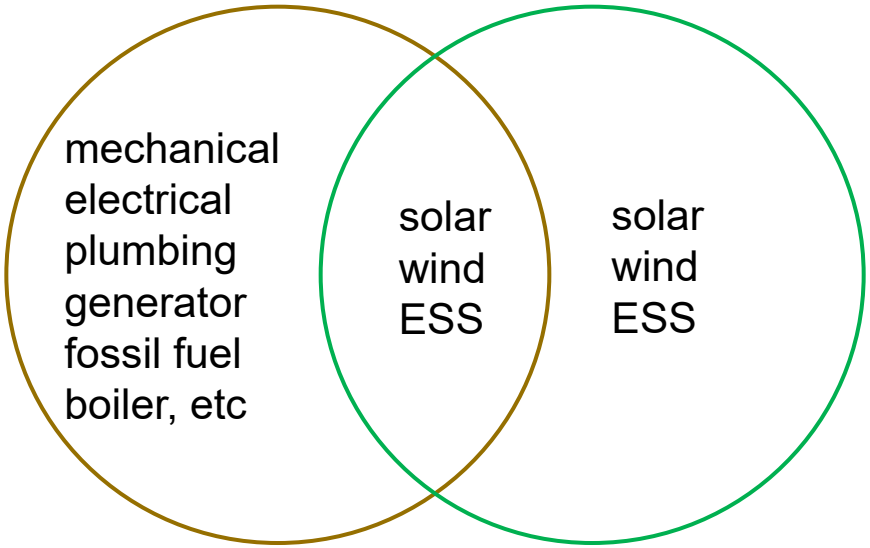
- MEP systems
- fire protection systems
- all power systems
- ESS

ZR 12-10
ZR 23-31

EIE as Principal Use

- renewable energy generation systems such as solar or wind
- energy storage systems

ZR 22-14



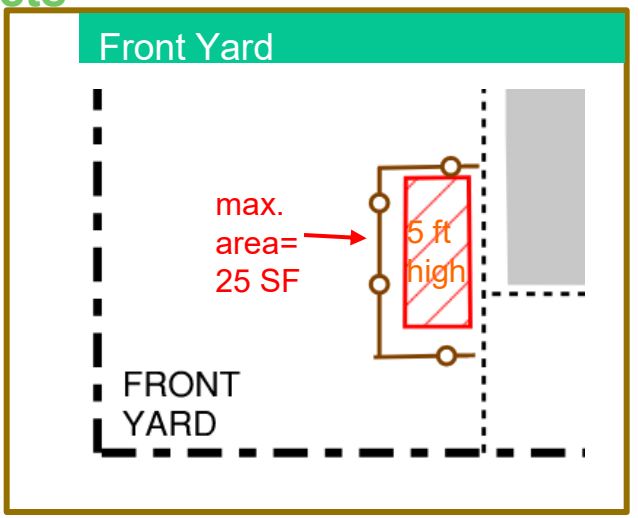
Zoning Requirements

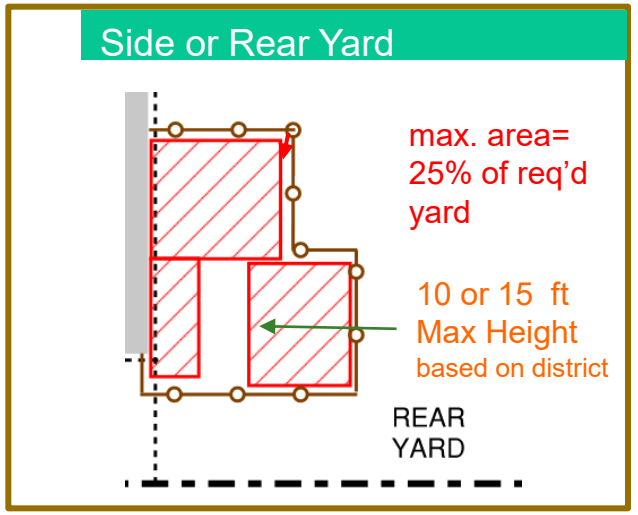
EIE & Accessory Mechanical Equipment
Open Space & Yards – R districts

Within open space, EIE & accessory mechanical eq.:

For permitted EIE & accessory mechanical eq. ZR23-311, 23-312, 26-50.

- All equipment & screening max. 25% area of a yard.
- Max. 25 sf. within front yard.
- Max. height, R1-R5:
  - Side or rear yard: 10 feet
  - Front yard: 5 feet
- Max. height, R6-R10:
  - 15 feet





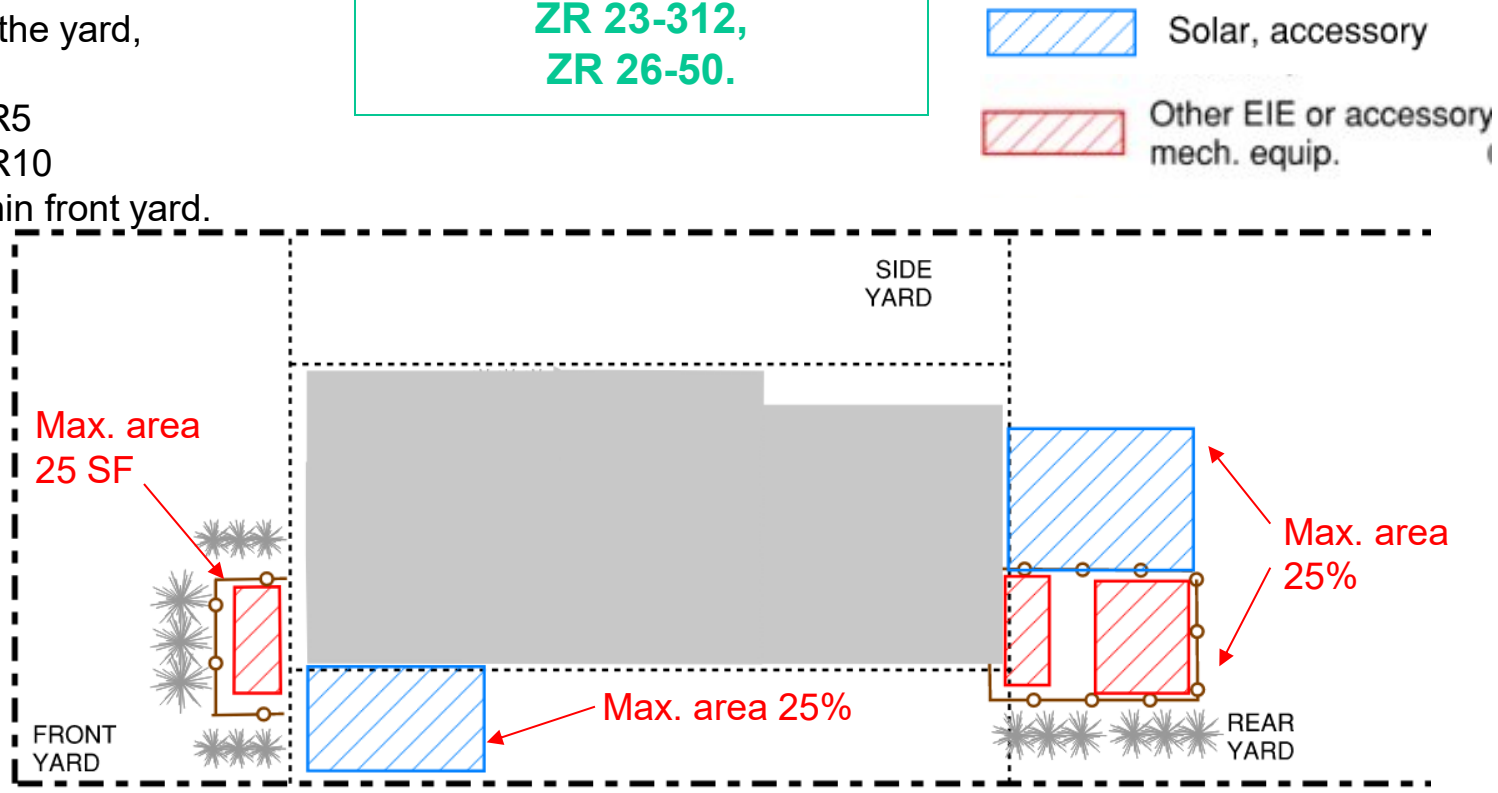
Zoning Requirements

Solar Energy Systems as part of EIE or accessory mechanical as Permitted Obstruction – R districts

Solar energy systems as EIE if NOT installed on building wall & not on the roof:

- Max. 25% area of the yard,
- Max. Height:
  - 10 ft. in R1-R5
  - 15 ft. in R6-R10
- 25 sq. ft. max. within front yard.

ZR 23-311,
ZR 23-312,
ZR 26-50.



Zoning Requirements

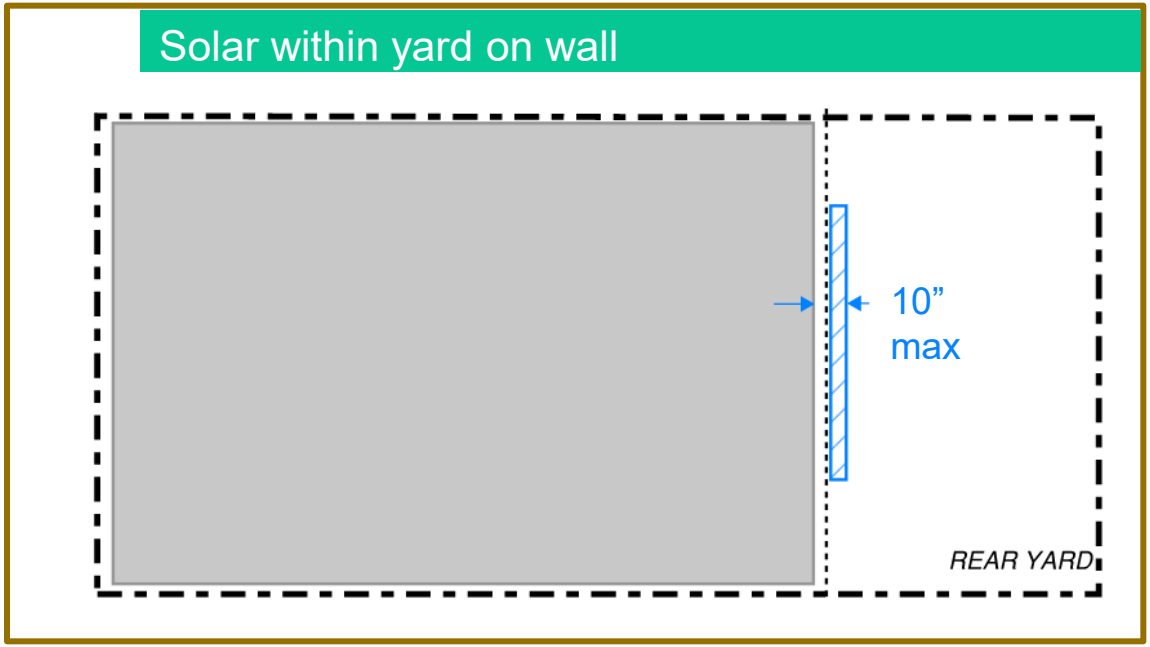
Solar Energy Systems in Yards
Permitted Obstruction – R districts

Max 10" projection from exterior walls

ZR 23-311(l)(1)

Existing buildings on April 30, 2012 and December 6, 2023:

- Max. 10" for & max. 20% coverage of the wall (for #qualifying exterior wall thickness#)



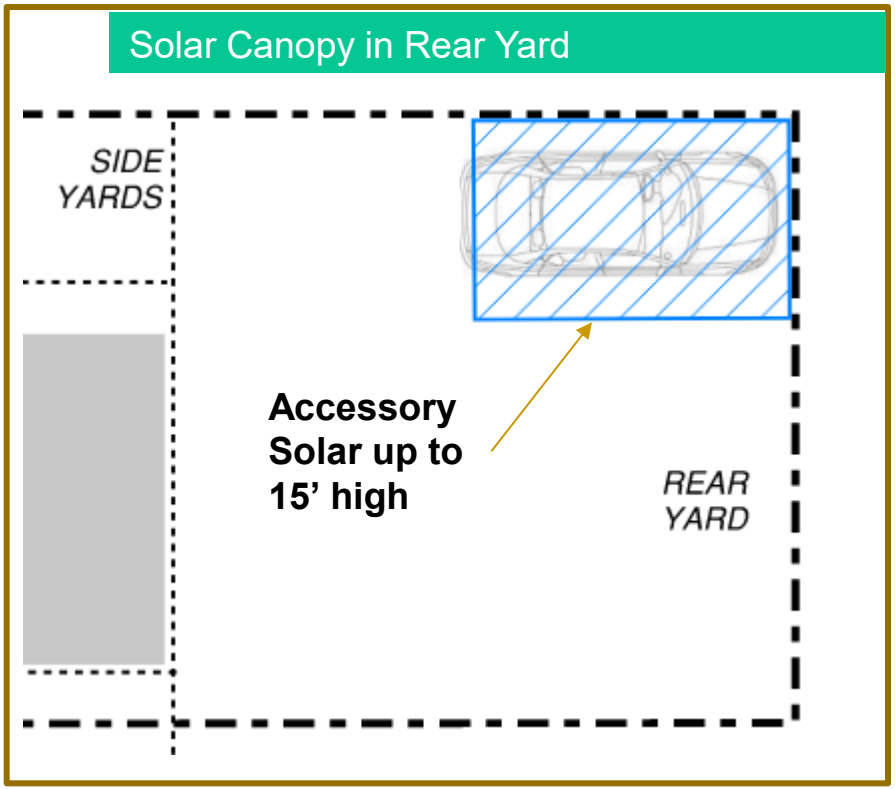
Zoning Requirements

Solar Energy Systems in Open Space
Permitted Obstruction – R districts

On solar canopies over accessory off-street parking space:

- Max. 15 ft. in height from the adjoining grade.
- Max. 18" or 48" above other permitted obstructions depending on the obstruction.

ZR 23-341(a)(6)
ZR 23-311(l)(2)
ZR 23-413(a) & (b)



Zoning Requirements

Solar Energy Systems in Yards
Permitted Obstruction – R districts

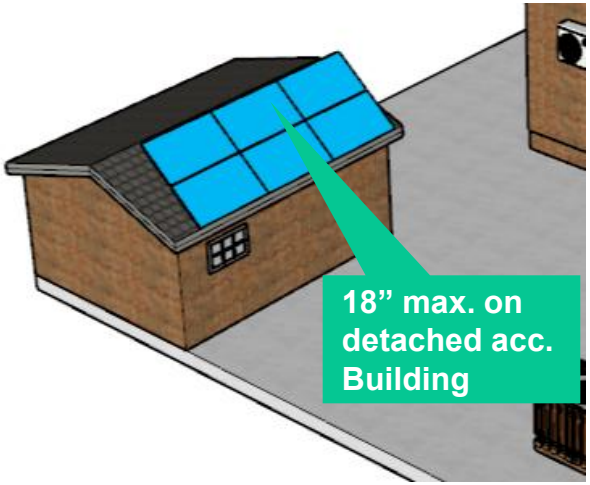
ZR 23-341(a)(6)
ZR 23-311(l)(2)
ZR 23-413(a) & (b)

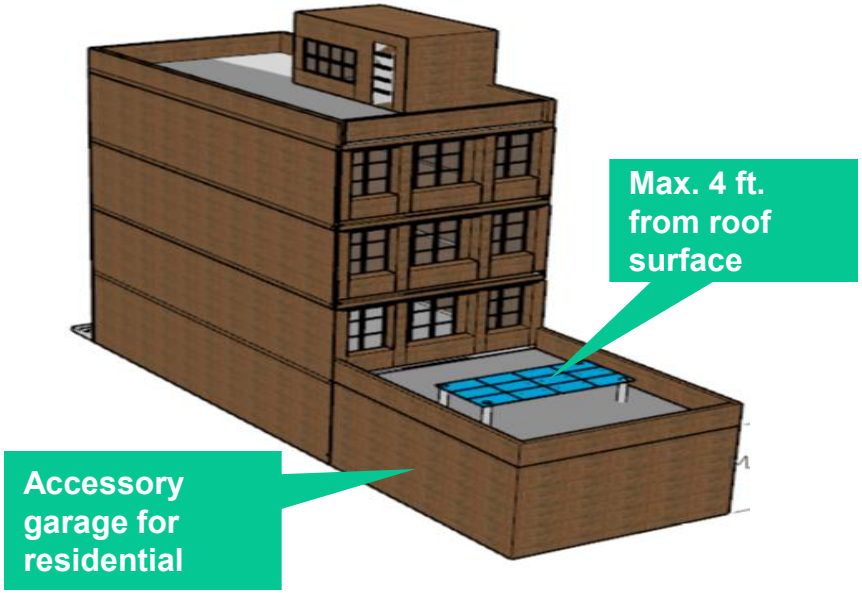
On roofs of permitted buildings in rear yard & rear yard equivalent:

- Max. 4ft. from the roof surface (e.g. Garage for residential building) .

On detached accessory building or other structure:

- An additional height of 18” max. from the roof surface.
- Max. 18" from roof with slope>20 degree.





Zoning Requirements

Solar canopies over parking areas
Permitted Obstruction

- **BEFORE:** Zoning allows “accessory off-street parking spaces, open or enclosed” to obstruct a number of required open spaces, required front yards, required rear yards, etc.
- **Issue:** “Solar awnings/canopies” are not always permitted in the same areas as parking, preventing their installation.
- **NOW:** Allow solar awnings / canopies (pictured at right) to cover parking areas by adding them as 'permitted obstructions’

Zoning Requirements

Solar canopies over parking areas
Permitted Obstruction

- Over parking spaces associated with public parking lots, automobile rental establishments, or commercial or public utility vehicle parking facilities, Max ht.15 ft. above the adjoining grade.

  ZR 33-23(b)

- Manufacturing districts allow the same ht.

  ZR 43-23(b)(3)

- Where more than 75% parking area is cover by solar canopies, landscaping requirements are not applicable for the area covered by solar canopies.

  ZR 37-923(a)

Zoning Requirements

Solar Energy Systems on building rooftops (flat)
Permitted Obstruction

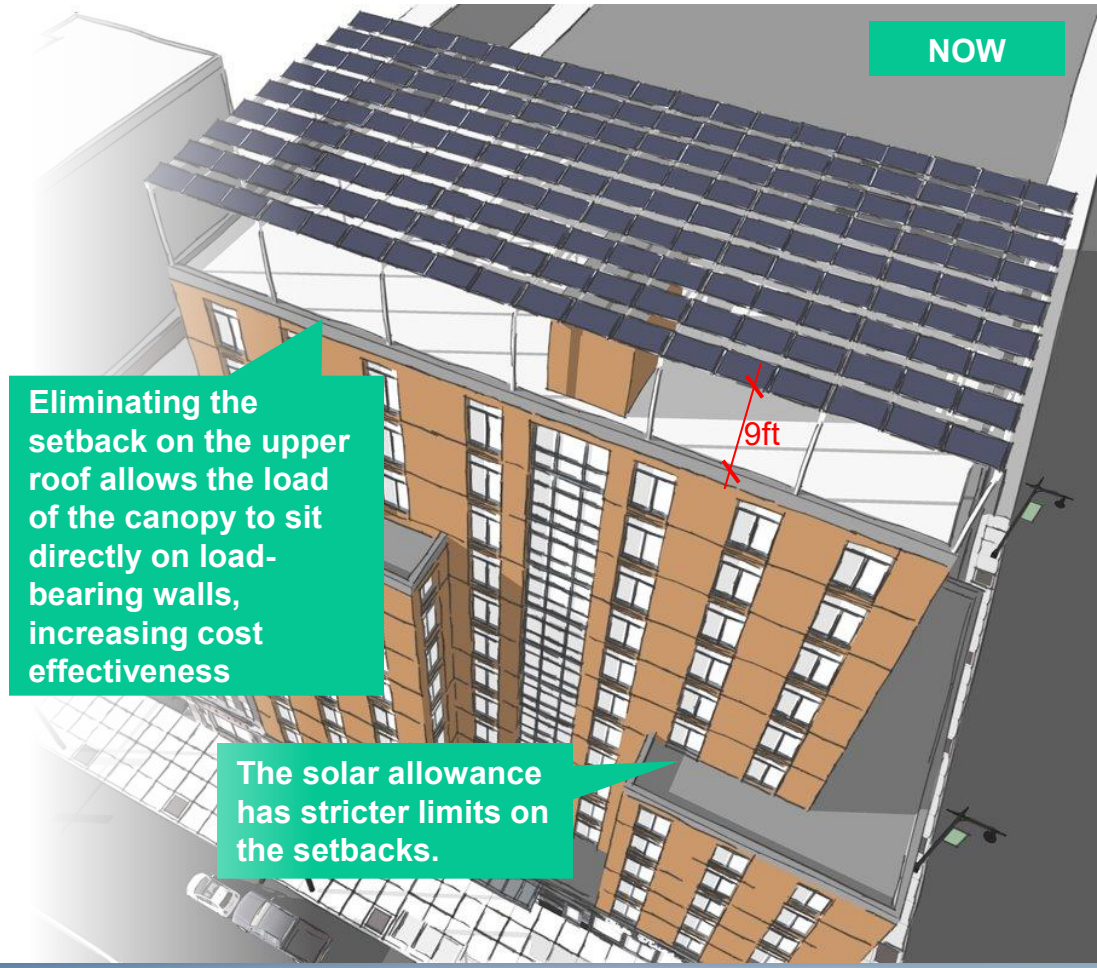
New for solar energy systems, where above the zoning height limit:	
Height limit	15’ (all districts)
Coverage cap	100%
Rooftop setback	0’ from street wall
Contextual setback	Allowed

Compliance with Fire Code is still required

Zoning Requirements

Solar Energy Systems on building rooftops (flat)
Permitted Obstruction

- **BEFORE:** Zoning allowed solar panels to be added to flat roofs, above the height limit, up to 6’ (R1-R5) or 15’ (R6+, C, M). When elevated to these heights, **a 25%** maximum coverage, and 6’ setback from the façade, also applied.
- **Issue:** These zoning rules curtailed how much solar a home/building owner could install, artificially limiting solar potential and making installations infeasible. (The 6’ height in certain districts also conflicted with **FDNY need for 9’** of clear headroom.)
- **NOW:** Removed coverage and setback requirements for rooftop solar, and applied a 15’ maximum height limit to all flat-roof solar installations, regardless of district.



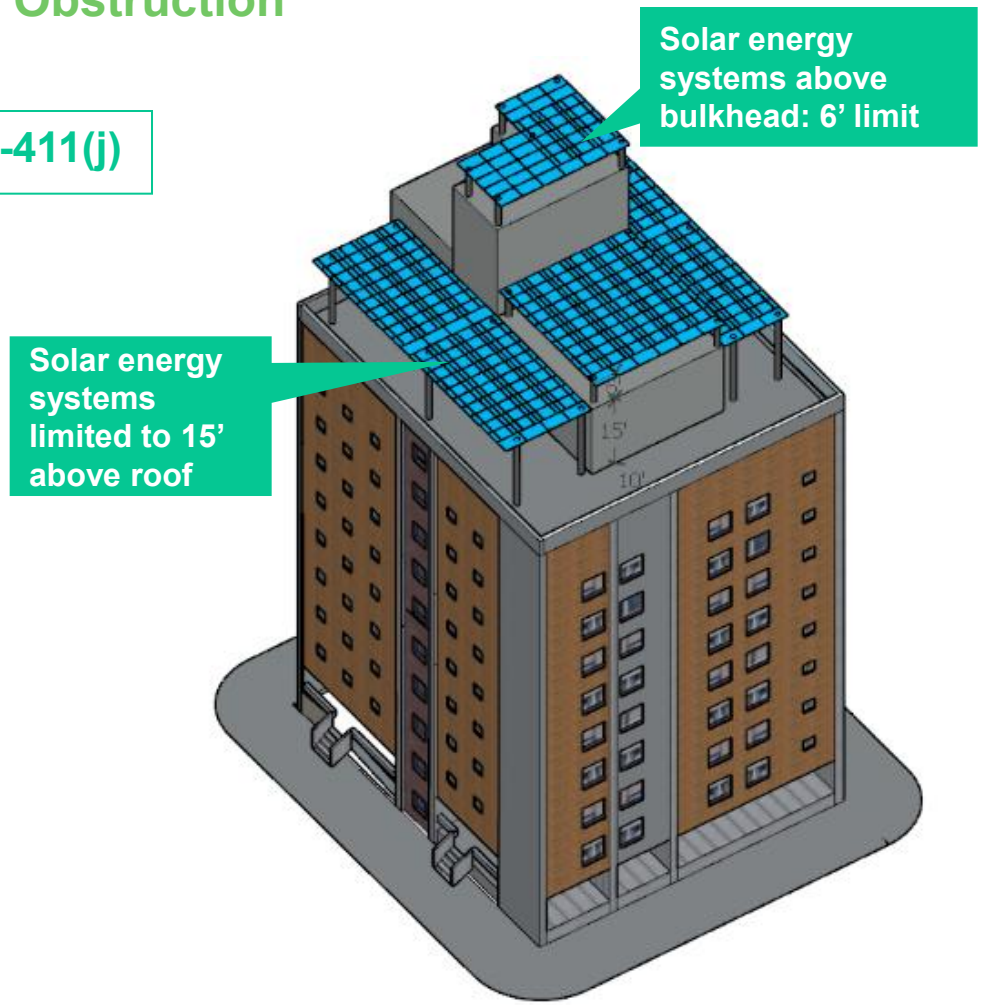
Zoning Requirements

Solar Energy Systems on building rooftops (flat)
Permitted Obstruction

R1 through R10:

- Max. 15 ft. in height on roofs with slope less than 20 degree.
- Max. 6 ft. when located on a bulkhead or on other permitted obstructions.

ZR 23-411(j)



Compliance with FC is still required

Zoning Requirements

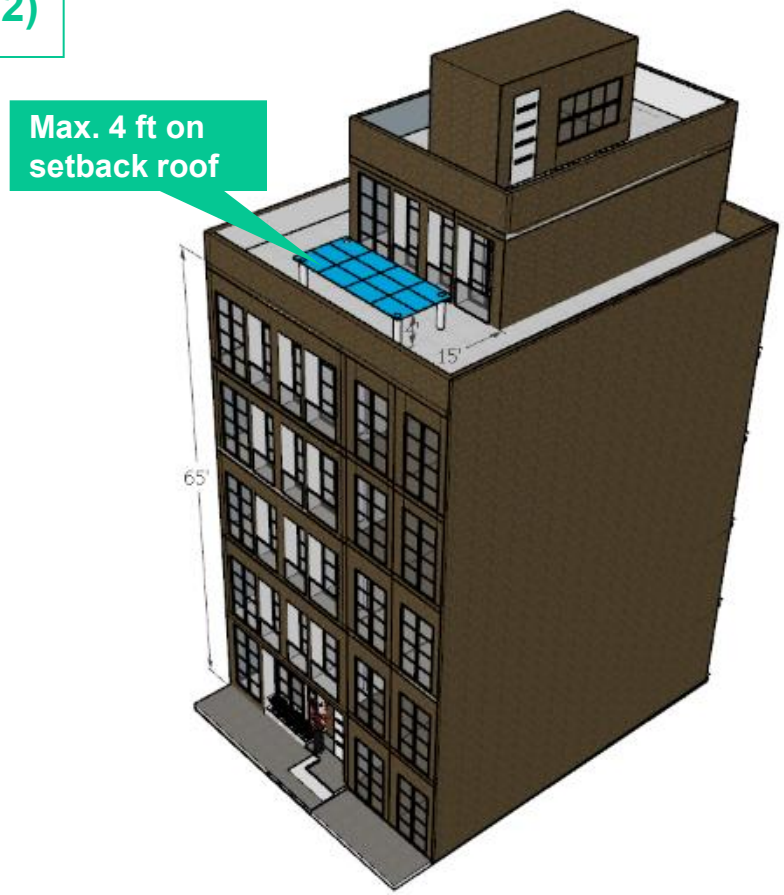
Solar Energy Systems on building rooftops (flat)
Permitted Obstruction

For R6 – R10
for those *buildings* subject to any height and setback regulations (previously Quality Housing Buildings)

- Max. 4 ft. on setback roof.
- Max. 18” on roof with slope more than 20 degree.

Compliance with FC is still required

ZR 23-413(b)(2)

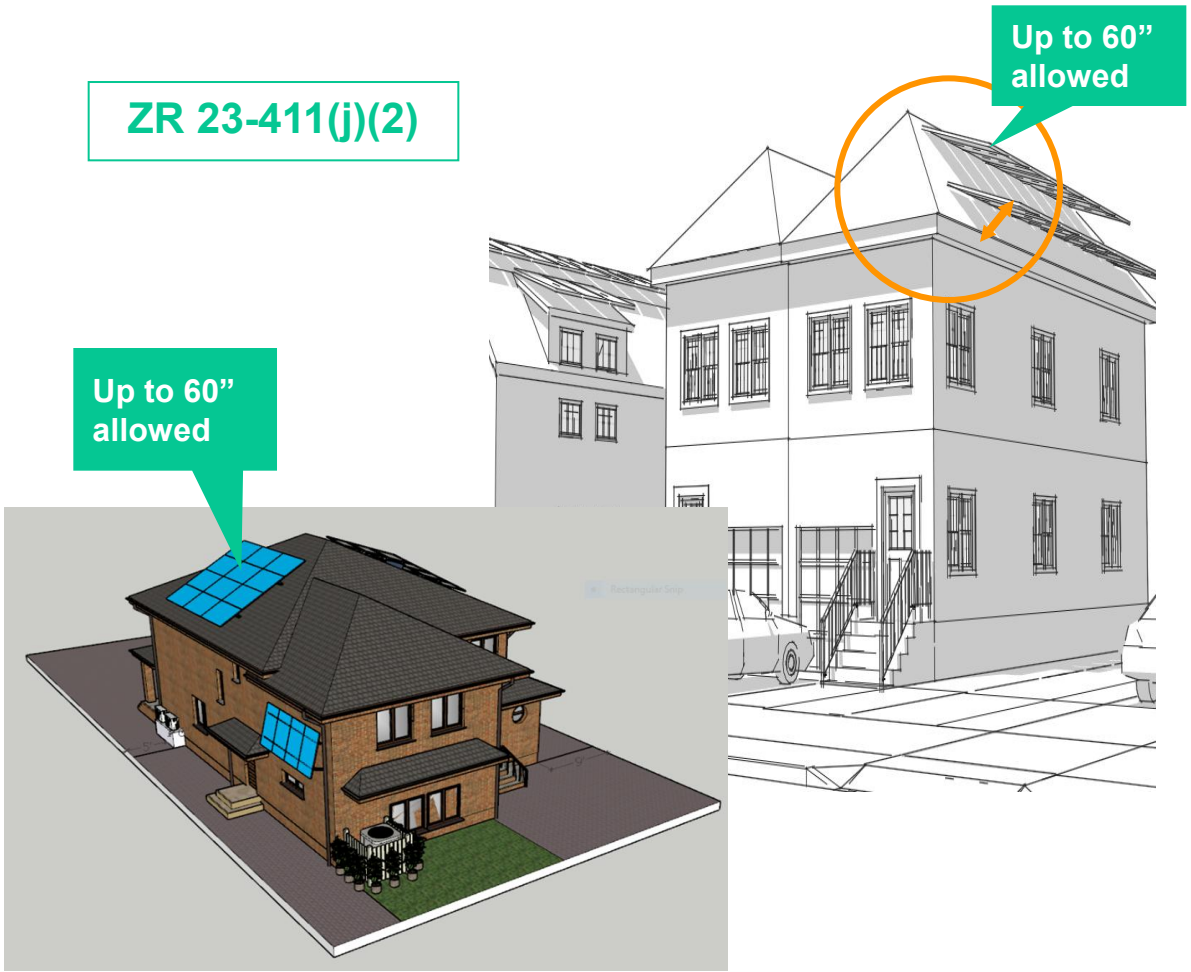


Zoning Requirements

Solar Energy Systems on building rooftops (sloped)
Permitted Obstruction

- **BEFORE:** Zoning previously allowed solar panels to be added to sloped roofs, above the height limit, up to a maximum of **18** inches.
- **Issue:** This requires panels to hug the roof, even on roofs with poor solar orientations. Without the ability to "tilt" the installation to catch more sun, the installation is infeasible.
- **NOW:** Provide greater flexibility for rooftop solar panels on pitched roofs, by expanding the 18" allowance to **60"**.

ZR 23-411(j)(2)

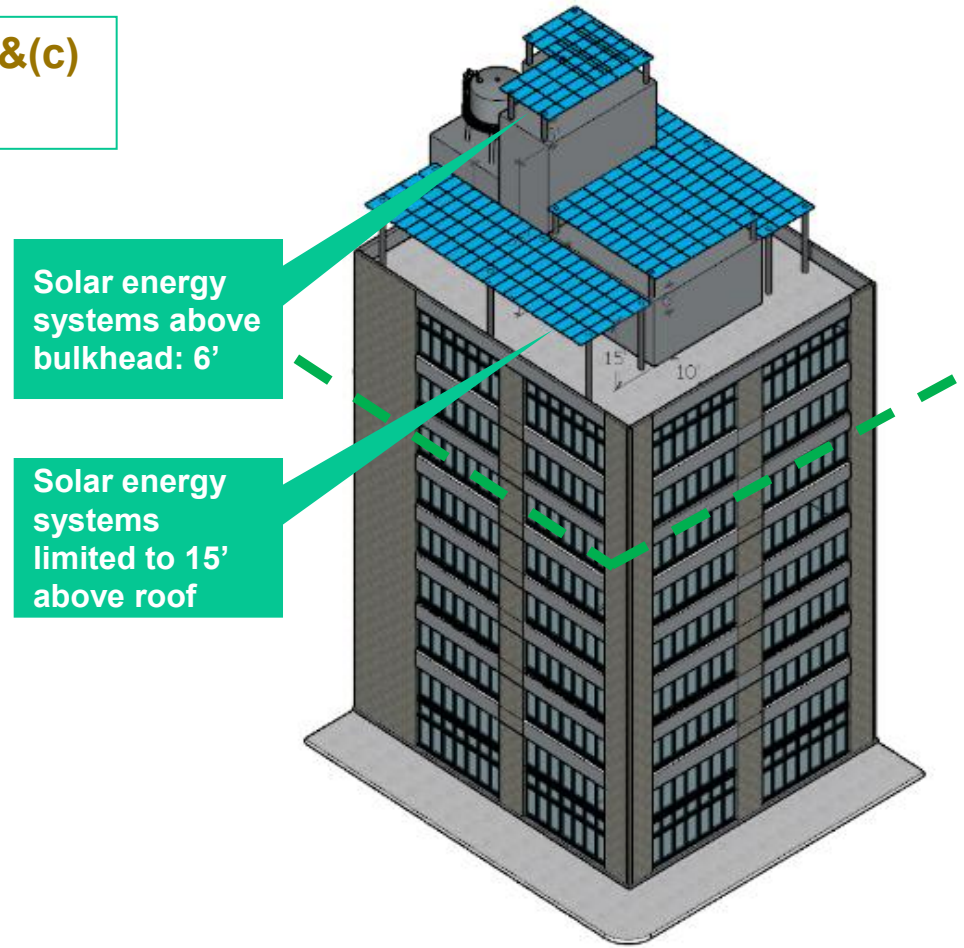


Zoning Requirements

Non-Complying Buildings

ZR 54-51(b)&(c)

- **Applies to:**
  - energy infrastructure equipment (EIE)
  - accessory mechanical equipment
- **Height and setback** shall comply with**:**
  - the height and area restrictions in underlying regulations
  - Substituting existing rooftop for maximum height limit



Code Requirements

Local Law 92/2019 and 94/2019

- As stated in previous slide - Local Laws 92 and 94 of 2019 amended the New York City Administrative Code and Chapter 15 of the New York City Building code to require, subject to certain exceptions, new buildings, new roofs resulting from enlargement of existing buildings, and existing buildings replacing an entire existing roof deck or roof assembly to be provided with a “sustainable roofing zone”, 100 percent of which must be a solar photovoltaic electricity generating system, a green roof system, or a combination thereof.

- Refer to Buildings Bulletin 2019-010 / 2022 BC 1512 / 2022 AC 28-101.4.3(12)

- Applies to projects with construction documents approved on or after November 15, 2019, unless the construction documents have attained BIS job status K (plan exam partial approval) prior to such date.

- Tax Abatement permitted. For solar tax abatement, solar component to be filed as a separate application.

- Zoning Resolution as presented also applies to such filings.

Specialized Projects

Flood Zone Requirements

For buildings situated in a Special Flood Hazard Area

- **FIRM / PFIRM Maps.**
- **Substantial improvement calculations (if required)**
- **Indication of BFE/DFE on elevation drawings**
- **Special Inspections** - Flood Zone Compliance - BC 1704.29 - BC G105 (may be required)
- **Site Survey:**

Option I: ***Site Survey* or *Elevation Certificate*** stamped by NYS licensed surveyor within the last year.

Option II: ***Site Survey* or *Elevation Certificate*** older than one (1) year. This requires a professional statement and seal by applicant of record on an AI-1 Form noting: ***"The Site Survey is consistent with current site conditions".***

Option III: Where all the equipment, other than the AC disconnect switch, is located on the roof, the Applicant shall include a utility certification statement on the plans stating: ***"I certify to the best of my knowledge, belief, and professional judgment, all work under this application is installed above the DFE in accordance with the appendix G of the NYC Building Code except for the AC disconnect switch and conduit connection to the AC disconnect."***

Specialized Projects

Equipment Locations in Flood Zone Projects

- Con Edison utility meter (whether new or existing) can be located anywhere the utility company requests (i.e. above or below DFE)

- Any new meter, from solar company, and any other new equipment must be located above the DFE (Design Flood Elevation). Existing equipment may remain in current location.

- The AC disconnect switch may be located below the DFE and must be readily accessible per NEC. The Center Line of the operation handle, when it is in the highest position can not be more than 2.0 m (6'-7") above ground floor or working platform. **NOTE:** AC disconnect shall be readily accessible and provided with 3 ft clearance at floor or working platform per NEC in accordance with AC 28-104.7.1

Specialized Projects

Ballast Projects

As per 1 RCNY 105-02 (e)(ii)(f):

- For rooftop installations ballast must be fully contained and must comply with the requirements in Chapter 15 & 16 of the New York City Building Code.
- For grade-level installations ballast must be fully contained and loose aggregate, gravel or crushed stone shall not be used.

Specialized Projects

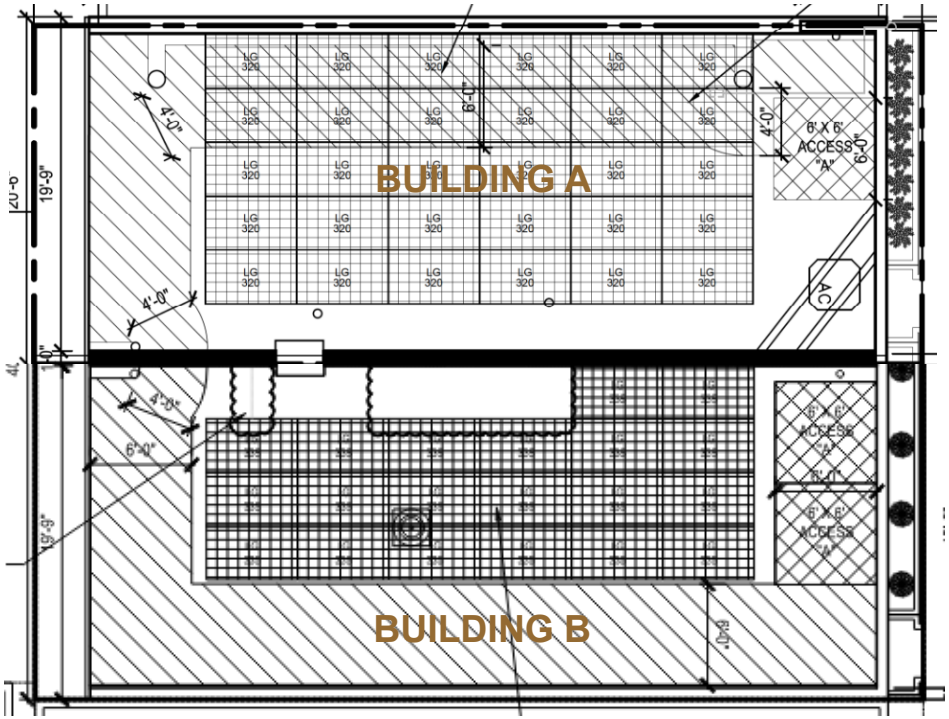
Carport Projects

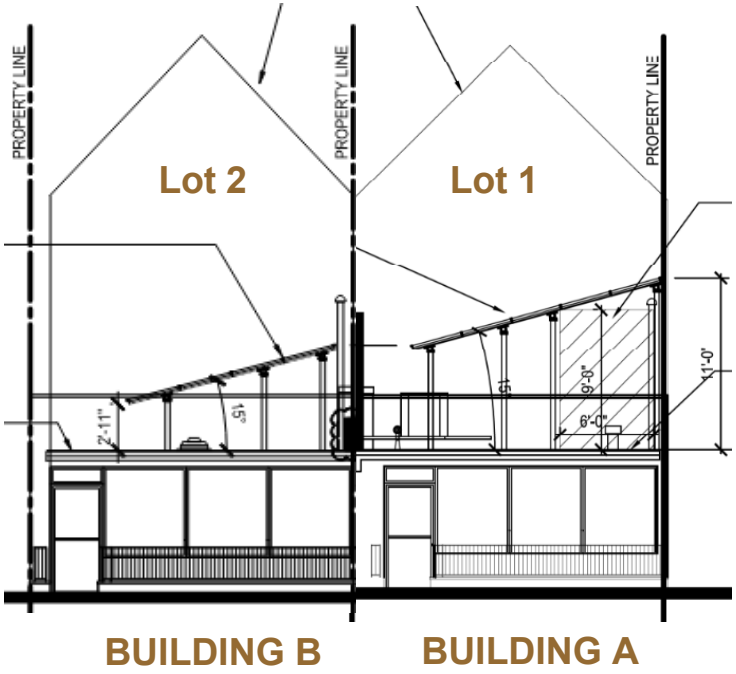
- Projects are being filed for solar panels on top of both existing and new carports.
- If the installation is on the roof of an existing carport, only a Solar application must be filed.
- Solar canopy located over any accessory off-street parking space can be filed as a Solar application on DOBNOW.

NOTE: Related GC filings for canopy structure will be required as a separate filing.

Specialized Projects

Projects that use adjacent building for solar installation.





Building to receive tax abatement.

Specialized Projects

Projects that use adjacent building for solar installation.

- Two buildings / two lots. Solar panels are being installed on both buildings to create one system. However, only one building will receive the solar energy and the tax abatement.

Building A on Lot 1 has solar panels constructed on its roof and feed into building A's main meter. Building A will receive the solar energy and the tax abatement.

Building B on Lot 2 has solar panels constructed on its roof that are tied into the system feeding Building A. Building B will not receive solar power generated by these panels nor receive tax abatement.

Specialized Projects

Projects that use adjacent building for solar installation.

- **Applicant to file two (2) applications as follow:**

Application for **Building A** is to be filed as a **Solar – Tax** application as it is the building where the solar energy system is being tied to the building's meter and is going to receive both the energy and the tax abatement. Applicant shall follow all the requirements for a solar tax application as outlined in the beginning sections of this presentation. Under Comment section of the PW1 - Reference Building B application number.

NOTE: The Cost Affidavit(PW3) and Tax Abatement should include the costs of the **ENTIRE** system on both Building A and Building B.

Application for **Building B** is to be filed as a **Solar** (non-PTA) application as there is construction work being provided, but no tax abatement being pursued. Applicant shall follow all the requirements for a solar non-tax abatement application as outlined in the beginning sections of this presentation. Under Comment section of the PW1 - Reference Building A application number and provide the following note:

Installation of Solar Energy System on Roof. No change of Use, Egress or Occupancy. Work is being paid for under Job #XXXXXXXXX (App # for Building A)

Specialized Projects

Projects that use adjacent building for solar installation.

The PW3 for Building B can be $1.00.

If the buildings are owned by the same owner, a Restrictive Declaration must be recorded with the city registrar between the buildings.

If the buildings are owned by separate owners, an Easement must be recorded with the city registrar between the buildings.

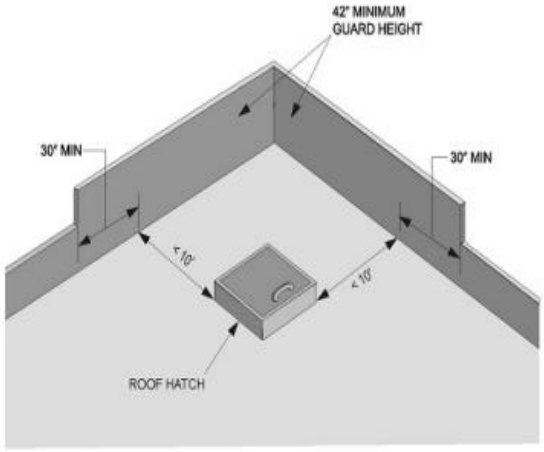
Per FDNY regulations, each building must have a dedicated fire access landing and path per FC 504.4.

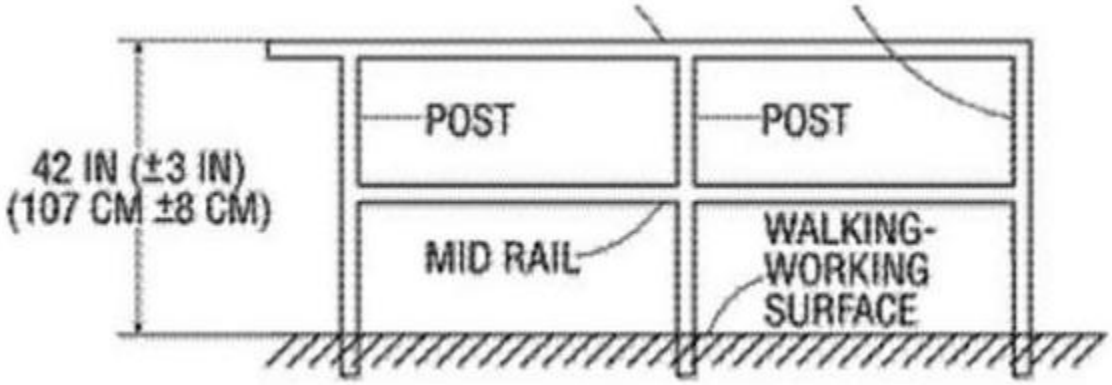
Guard Rails

Guards for Solar panel maintenance per 2022 BC 1015.6

2022 BC 1015.6 Mechanical equipment, systems and devices. Guards shall be provided where various components that require service are located within 10 feet (3048 mm) of a roof edge or open side of a walking surface and such edge or open side is located more than 30 inches (762 mm) above the floor, roof or grade below.

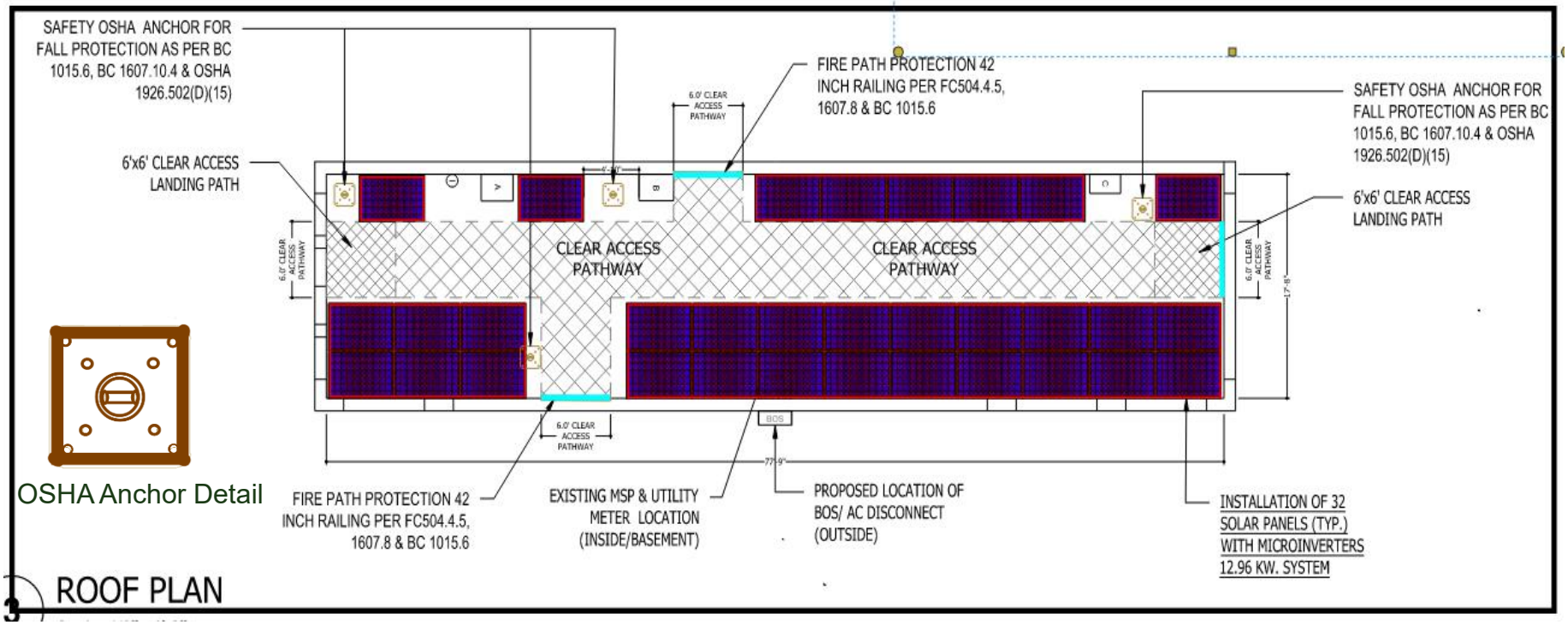
Railings required along FDNY perimeter access must be designed in accordance with the Fire Code.





Guard Rails

Sample roof top with OSHA fall protection Anchors for trained maintenance workers. Refer to BB2023-008 for more details.



THANK YOU