INSPECTIONS

The City of O'Fallon will conduct the following inspections for solar energy systems.

- ❑ **Footing:**
  A footing inspection is required before concrete is poured for ground-mounted solar energy systems.

- ❑ **Electrical Rough**

- ❑ **Plumbing Inspection**
  A plumbing inspection is required for solar thermal systems.

- ❑ **Final Inspection**

Permit fees
Residential = $50.00
Commercial = $100.00

The permit applicant is responsible to call for all required inspections. Construction must not lapse for longer than 6 months to maintain a valid permit.

(636) 379-5595 Inspection Line

Check with your fire district and utility company for their permitting requirements

The City of O'Fallon's Building and Code Enforcement Division supports and encourages every resident's decision to improve their home. Approval of plans and inspection of work being done helps ensure your home improvement project meets minimum code requirements while improving your property.

We look forward to helping you.

Building Official

City permit approval does not constitute subdivision approval. The City recommends you contact trustees in your subdivision for any subdivision requirements.

This is a general guide for the installation of solar energy systems within the City of O'Fallon, Mo. All code requirements are too extensive to list within this guide. For specific questions or further information, please contact the

Building and Code Enforcement Division at (636) 379-5660

Solar Energy System Building Guide

City of O'Fallon, Missouri
Building and Code Enforcement Division
100 North Main Street
O'Fallon, MO, 63366
(636) 379-5660

Submittal Requirements

- ❑ A completed building permit with all the applicable electrical, plumbing, and structural engineering information and drawings.
- ❑ Ground-mounted solar energy systems constructed to serve commercial and industrial properties, and multi-family structures containing five (5) or more units require Site Plan Approval from the Planning and Zoning Commission.
- ❑ A licensed Missouri Engineer Seal for any applicable set of plans.
- ❑ A plot plan following features for roof-mounted solar energy systems:
  - ❑ North Arrow & Bar Scale
  - ❑ Roof Dimensions
  - ❑ Show all vents chimneys, or other apparatus, including vertical objects (i.e. trees), that may affect the placement of the panel.
  - ❑ Provide details of the overall size of the panel array and the arrangement of the array
- ❑ A plot plan illustrating the following features for ground-mounted solar energy systems:
  - ❑ North Arrow & Bar Scale
  - ❑ Lot Dimensions
  - ❑ Identify all streets adjacent to lot
  - ❑ Identify easements and setbacks
  - ❑ Provide details of solar unit's maximum height form grade and overall size of panel array, and any screening details (vegetation, fencing, etc.)
- ❑ Provide detailed drawings of support structures or footings where applicable.
- ❑ A picture showing the sample colors for the proposed solar energy system and the structures roof material.
- ❑ A copy of the design approval letter from the utility company shall be submitted for customers requesting to interconnect to the utility company's electrical grid.

Solar Requirements

General Requirements

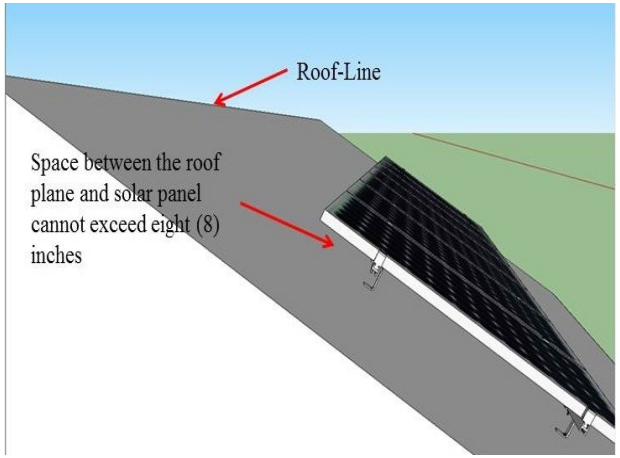
- ❑ **Glare.** Shall not cause a direct or reflected glare that is visible from any property or from any public street, road, or highway.
- ❑ **Setbacks and Lot Coverage.** Must comply with all setback and lot coverage requirements for the zoning district in which the property is located.

Ground-Mounted Systems

- ❑ **Yard Requirement:** Shall only be located in the rear yard of any zoning district.
- ❑ **Height Requirements:** Cannot exceed the maximum height of the principal structure on the property. In any event, ground-mounted systems may not exceed fifteen (15) feet in height in any residential zoning district.
- ❑ **Underground Utilities.** All exterior electrical and/or plumbing lines must be buried below the surface of the ground in accordance with the current electrical and plumbing codes.
- ❑ **Maintenance.** All ground-mounted systems shall be well-maintained underneath the array with the installation of m mulch, chat, rocks, or other attractive materials.

Roof-Mounted Systems

- ❑ **Mounting on Pitched Roofs.** Solar arrays shall be permitted on any pitched roof if panels are mounted flush or parallel to the roof plane. Parallel mounting shall be placed no more than eight (8) inches higher than the roof surface. Mounted solar arrays shall not exceed the height of the roof line. Any mounting of a solar array with a different pitch of the roof plane shall require a Conditional Use Permit. For more information regarding the Conditional Use Permit process please contact the Planning and Development Department at (636) 379-5544.



- ❑ **Mounting on Flats Roofs.** Must be screened from public view by the use of an architectural feature which is compatible with the building façade.
- ❑ **Written Analysis.** The applicant must submit a written certification from a Missouri Licensed Structural Engineer providing details of the weight of each panel or array per square foot and certifying that the supporting structure has the structural integrity to carry the weight and wind loads of the solar system.