
From: Janssen, Barb
Sent: Thursday, November 7, 2019 10:28 AM
To: ZZ Council Members; Kabat, Tim; Snyder, Craig; Gilliam, Ken
Subject: Fw: Follow up: Solar System installation concerns and resolution

Here's the email from Olson Solar Energy. CM Janssen

From: shannon.duha@olsonsolarenergy.com <shannon.duha@olsonsolarenergy.com>
Sent: Monday, November 4, 2019 2:51 PM
To: Janssen, Barb
Cc: 'Brandon Olson'; 'Michael Kerska'
Subject: RE: Follow up: Solar System installation concerns and resolution

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Thanks for letting us know. Brandon and Mike will plan to attend just the J&A meeting tomorrow then.

Below are the specific questions/comments that we have on the existing proposed ordinance..

1) As a general note, we worry that the ordinance is written so vague. There are of course good and bad points to that, good because we aren't tied to the most conservative or intrusive of permitting options, but not so if left to individual inspector interpretation on each project. Not having a standard can potentially cause unexpected delays and additional expense for consumers/home owners, and commercial businesses choosing renewable energy.

2) Sec. 115-614. - Permitted Accessory Use.

(d) Coverage. reads "...shall allow for adequate roof access for fire-fighting purposes to the south-facing or flat roof upon which..."

We believe that wording could be confusing, and may have been written with an assumption of solar panels only being mounted on a South facing roof, and although that is the most common, it isn't accurately the only option.

That line could maybe be better served with something to the effect of... "...adequate roof access for fire-fighting purposes on any one roof surface with road frontage access"

-and Define adequate access: (as defined by Chief Schneider, and is easily followed) "reasonable foot/ladder access to the height of the roof with at least one 3ft walkway on any road frontage side of roof and a minimum 18" set back from ridge of roof"

- Also in this section, the next line reads "Ground-mount systems shall not exceed half the building footprint of the principal structure..."

We aren't sure why that line is written? We don't have an example or expectation of one at this point, but we aren't sure of the value add of this if a customer does have the space and need for a high volume of power but in a small footprint building - why is that regulated against?

3) Sec. 115-614. Permitted Accessory Use.

(h) Compliance with Building Code.

Is the structural analysis question a Building code item? We don't see this analysis in the WI building code as adapted by the planning dep't or inspection department

Requiring a licensed engineer to perform a roof structural analysis of every project is more often than not, redundant and adds unnecessary expense to the consumer.

- All metal plating roof trusses should be exempt from any need to have a licensed engineer perform a roof structural analysis - (because sealed engineered drawings are stamped on trusses which depicts the Dead and Live load limits of the trusses)

- When was the building permit code enacted in La Crosse? - anything built with rafters after that point required the engineered requirement same as roof trusses and should also be exempt

- Rafters put in place prior to that should be the only required engineer - because of age

- Our mechanical engineer visual inspection along w/engineer designed load capacity formula can prove suitable for the majority of any solar installation.

I think our overall take away from our read through of the proposed ordinance is that although most of the items seem within reason, we need to be careful not to "over legislate" the process, creating hindrances (whether by time and/or costs) that deter home owners and businesses from choosing a renewable energy option for their energy needs.

Thanks again Barb for including us in your review of the proposal and hearing our questions regarding options for succeeding forward.

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