

Upper Makefield Township
Department of Planning & Zoning

Solar

General Information

Roof Mount

- Shall be located on a rear or side-facing roof, as viewed from any adjacent street unless applicant provides technical and economic site-specific calculations which demonstrate why it is the only effective location.
- Plans document a 1 ½ foot set back from roof ridge.

Integrated Roof Mount

- Permittable by building permit.

Non-Flush Roof Mount

- Requires approval from Board of Supervisors.

Ground Mount

- Property must be four (4) acres or more.
- Shall not be permitted in front yard.
- 60 foot set back from property line and located such that any reflection is directed away from adjoining properties or streets.
- Four foot (4') impenetrable fence and vegetative buffer to ensure site screening from streets and adjacent properties.

Further Details can be found in Upper Makefield Township Ordinance 302 at the following link: <https://www.ecode360.com/30761289#30761289>

Required Forms and Submissions

- Zoning Use and Occupancy Permit Application**
- Building Permit Application**
- Construction Plans.** You must submit 4 sets of construction plans sealed by a registered design professional.
- Electrical Application.** With this application you must submit an electrical plan that has been approved by a third-party Electrical Inspector.
- Fire Marshal Review Requirements.** See list below.
- Professional Services Agreement** requirement determined at time of application based on complexity of install. This agreement is for Township consultant reviews. Please see the current fee schedule for escrow dollar requirements to be submitted.
- Insurance.** Upper Makefield Township must be listed as “Certificate Holder” on a current Certificate of Insurance for all contractors, electricians and/or plumbers.
- PA Contractor Registration Certificate.** Please submit a copy of the contractor’s PA Contractor Registration Certificate.
- Upon Completion** the following documentation will be needed to close out the permit in addition to all inspection requirements.
 - **Interconnection Approval** from Utility Company.
 - **Final As-Built Plans** - four (4) sets.
 - **Pictures Documenting Shut off Box Location and Function** - four (4) sets.

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OFFICE OF THE FIRE MARSHAL
SOLAR PLAN REVIEW REQUIREMENTS
Solar Photovoltaic Power Systems – (IFC 605.11)

Because of the potential of injury to firefighters and the increased use of photovoltaic systems the following are requirements for Fire Marshal reviews. A separate plan-review document highlighting the below listed fire-code criteria needs to be submitted.

- IFC requires solar photovoltaic systems shall be installed in accordance with the International Building Code or International Residential Code.
- Detached uninhabited buildings in Group U are not subject to the requirements in this section.
- All DC equipment used in solar photovoltaic systems must be marked with letters capitalized. Letters must be at least 3/8" white in color on a red background at specific locations.
- Specific marking required. "WARNING: PHOTOVOLTAIC POWER SOURCE".
- DC conductors must be located in specific locations.
- Roof access and access points must be provided.
- Panels must meet specific requirements to allow smoke ventilation without interference.
- Construction permits are required for installation or modifications.

Average turn-around time for initial review "Stamped drawings" is 10 business days once all requested criteria has been satisfied. The Fire Marshal can be reached via his cell during normal business hours at 215-715-5278 to answer any questions.

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