



HAWAII LOA RIDGE

Guideline Only for ARC Submissions:

SOLAR PHOTOVOLTAIC AND SOLAR HOT WATER APPLICATION CHECKLIST

The Hawaii Loa Ridge (HLR) Architectural Review Committee (ARC) has developed the following checklist for the HLR homeowners interested in installing roof mounted solar photovoltaic (PV) and or solar hot water panels. The intent of this checklist is to notify the homeowner of specific issues related to PV and solar hot water system installations. As stated in the HLR Declaration of Covenants, Conditions and Restrictions (DCC&R's), "The Declarant's primary goal is to create a residential subdivision that has a strong sense of community with the surrounding neighborhoods, **unity among its individual improvements and harmony with the site.**" Of specific importance, please review the HLR Design Guidelines pages 47 and 48 as well as Article 4.11 of the DCC&R's to ensure compliance. Consistent with the intent of the DCC&R's and the HLR design guidelines the following specific issues/clarifications are being provided for affirmation prior to installation:

- Flush mount panel support system, total height of system above roof level shall be equal to or less than six inches from plane of roof surface to the top of the panel surface.
- Integrate the panels with the roof. Panel slope shall match roof slope. Solar hot water panels that are mounted on low-slope roofs, with parapet walls completely concealing the panel from view, may be raised on a tilted support frame, provided skirt flashing is used to integrate the panels with the roof.
- Coat any wall, roof or soffit mounted conduit or roof penetrations to match the adjacent surfaces.
- Reflective or bright colored materials/components (i.e. material coatings, frames, housings, roof penetrations, panels, etc.) are prohibited.
- Installation of panels on low-slope roof areas shall be prioritized over steep sloped roof areas.
- The ARC encourages organization of panels to be consistent with roof layout and symmetrical where possible. The panel layout design shall avoid offsetting panels within a run or string of panels due to roof penetrations.
- The ARC encourages placement of panels away from eaves to reduce visual impact from street level. The ARC will specifically review the visual impact of panel installation from the perspective of a pedestrian experiencing the site from common areas (sidewalks and roadways).
- All electrical work shall be performed by insured, licensed contractors in compliance with City & County of Honolulu Department of Planning and Permitting requirements.

The ARC recommends that the homeowner consults with an independent solar energy consultant to ensure appropriate system sizing, configuration and orientation to meet the homeowner's specific needs. The applicant's signature below affirms the applicant has read and understands the requirements of the HLR DCC&R's, HLR Design Guidelines and issues/clarifications provided above. If you have any questions, please call the General Manager at (808) 373-5173.