



COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | Planning & Building 541-917-7550

Notice of Decision

Historic Review of Exterior Alterations

HI-10-23

September 11, 2023

Application Information

Type of Application:	Historic Review of Exterior Alterations for installation of rooftop solar panels with associated equipment.
Review Body:	Landmarks Commission (Type III review)
Property Owner:	John & Frances Hood-Fysh 818 Broadalbin Street SW, Albany, OR 97321
Applicant:	Caroline Brown 3895 Cascadia Canyon Avenue SE, Suite 140, Salem, OR 97302
Address/Location:	818 Broadalbin Street SW
Map/Tax Lot:	Linn County Assessor's Map No. 11S-03W-07BC-01300
Zoning & Historic District:	Hackleman Monteith (HM) Zoning District, Monteith National Historic District Overlay

Decision

On September 6, 2023, the Albany Landmarks Commission **APPROVED WITH CONDITIONS** the application described above. The Landmarks Commission based its decision upon consideration of findings within the staff report, public testimony, and review criteria listed in the Albany Development Code (ADC). The supporting documentation relied upon by the City in making this decision is available for review at City Hall, 333 Broadalbin Street SW. For more information, please contact Alyssa Schrems, project planner, at Alyssa.schrems@cityofalbany.net or 541-791-0176.

This approval expires in three years, unless a valid approved building permit exists for new construction or improvements and work has commenced, or unless an extension has been granted pursuant to ADC 1.083. The issuance of this approval by the City of Albany does not eliminate the need for compliance with other federal, state, or local regulations. It is the applicant's responsibility to contact other federal, state, or local agencies or departments to ensure compliance with all applicable regulations.

Signature on file

Landmarks Commission Chair

Must be Appealed by Date: September 21, 2023
Approval Expiration Date (if not appealed): September 11, 2026

Conditions of Approval

Condition 1 Exterior Alterations – The proposed exterior alterations shall be performed and completed as specified in the staff report and application as submitted. Deviations from these descriptions may require additional review.

Appeal Procedure

Appeal procedures are found in the Albany Development Code 1.410. The City's decision may be appealed to the City Council if a person with standing files a completed notice to appeal application and the associated filing fee no later than 10 days from the date the City mails the Notice of Decision. The applicants may proceed, at their own risk, prior to the end of the appeal period, provided they sign a Release and Indemnity Agreement with the City.

Information for the Applicant

Please read the following requirements. This list is not meant to be all-inclusive; we have tried to compile requirements that relate to your specific type of development. These requirements are not conditions of the Land use Decision. They are Albany Municipal Code (AMC) or ADC regulations or administrative policies of the Planning, Engineering, Fire, or Building Departments that you must meet as part of the development process. You must comply with state, federal, and local law. The issuance of this permit by the City of Albany does not eliminate the need for compliance with other federal, state, or local regulations. It is the applicant's responsibility to contact other federal, state, or local agencies or departments to ensure compliance with all applicable regulations.

Building (Building Official Manager, Johnathan Balkema, 541-791-0199)

Permits

1. The proposed project may require permits that will need to be applied for at www.cityofalbany.net/permits. For questions about permitting requirements, please email cd.customerservice@cityofalbany.net.

Plan Review for Permits

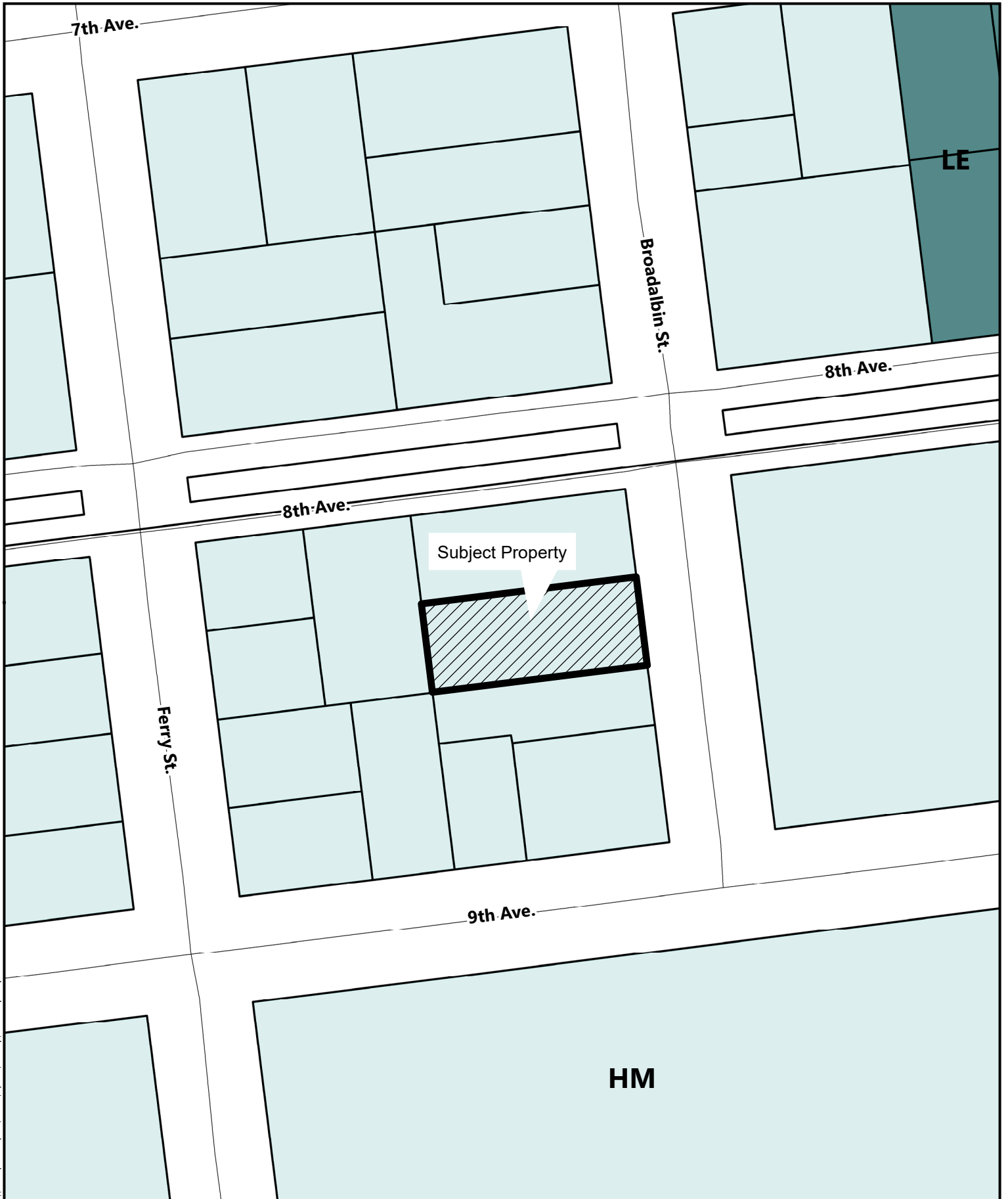
2. The proposed design has not been reviewed for code compliance with the Oregon Building Code and the design will need to meet the applicable Oregon Building Code requirement in effect at time of application.

Public Works – Engineering (Gordon Steffensmeier, 541-917-7647)

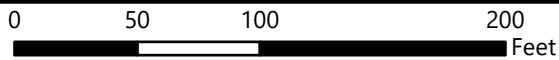
The City of Albany's infrastructure records, drawings, and other documents have been gathered over many decades, using differing standards for quality control, documentation, and verification. All information provided represents the current information we have in a readily available format. While the information we provide is generally believed to be accurate, occasionally this information proves to be incorrect, and thus we do not warrant its accuracy. Prior to making any property purchases or other investments based, in full or in part, upon the information provided, we specifically advise that you independently field verify the information contained within our records.

Attachments

- A. Location Map
- B. Solar Installation Information (applicant submittal)



\\con.cityofalbany.net\homes\analysis\ss\Desktop\Notice Map Template.mxd



818 Broadalbin St SW

PHOTOVOLTAIC ROOF MOUNT SYSTEM

14 MODULES-ROOF MOUNTED - 5.60 KWDC, 4.15 KWAC
818 BROADALBIN ST SW, ALBANY, OR 97321, USA



SYSTEM SUMMARY:

- (N) 14 - ZNSHINE SOLAR ZXM7-SH108 (400W) MODULES
- (N) 01 - HOYMILES HM-1200N MICRO-INVERTER
- (N) 04 - HOYMILES HM-600N MICRO-INVERTER
- (N) 02 - HOYMILES HM-300N MICRO-INVERTERS
- (N) 04 - JUNCTION BOXES
- (E) 225A MAIN SERVICE PANEL WITH (E) 200A MAIN BREAKER (IN BASEMENT)
- (N) 30A FUSED AC DISCONNECT
- (N) 100A SOLAR LOAD CENTER
- (N) 30A OCP PANEL WITH (1) 30A CIRCUIT BREAKER

DESIGN CRITERIA:

ROOF TYPE: - ASPHALT SHINGLE
NUMBER OF LAYERS: - 01
ROOF FRAMING: - 2"X4" SINGLE SPAN RAFTER @16" O.C.
STORY: - TWO STORY
SNOW LOAD : - 25 PSF
WIND SPEED :- 98 MPH (ASCE 7-16)
WIND EXPOSURE:- B
RISK CATEGORY:- II
OCCUPANCY: R-3 RESIDENTIAL

GOVERNING CODES:

2020 NATIONAL ELECTRICAL CODE (NEC)
2022 OREGON FIRE CODE (OFC)
2021 OREGON RESIDENTIAL SPECIALTY CODE (ORSC)
2022 OREGON STRUCTURAL SPECIALTY CODE (OSSC)
2021 OREGON SPECIALTY ELECTRICAL CODE (OSEC)

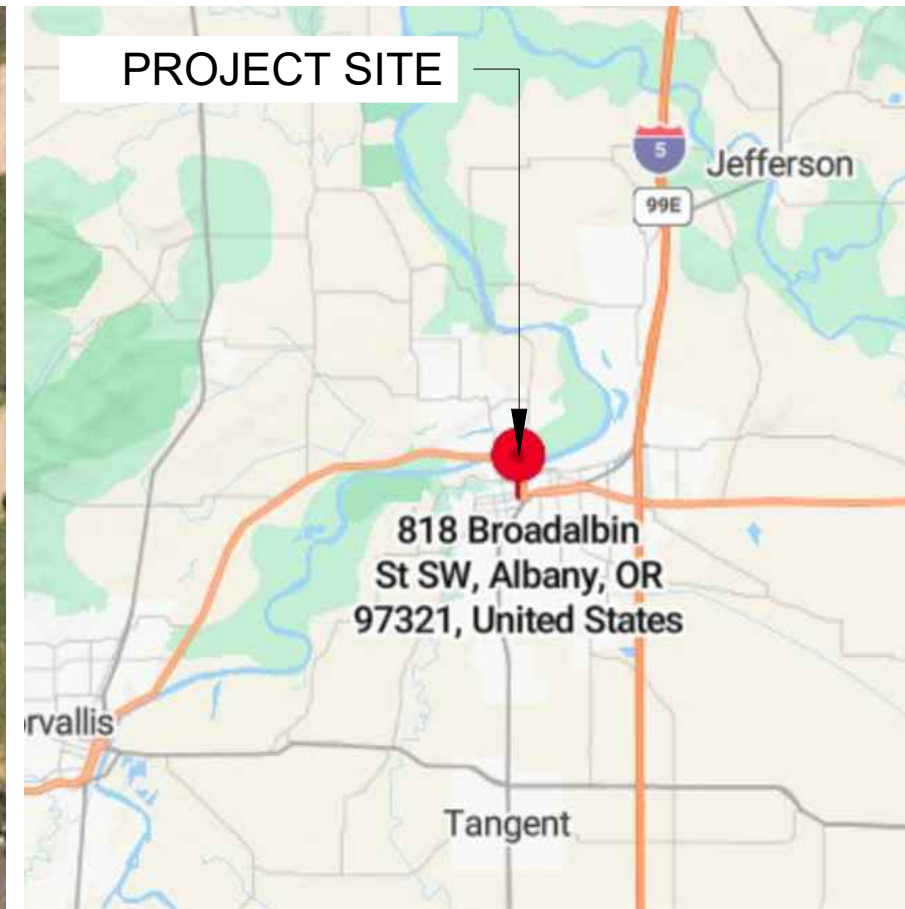


EXPIRES: 12/31/24
This item has been digitally signed
and sealed on May 26, 2023
STRUCTURAL ONLY

SHEET INDEX		
G-1.0	COVER SHEET	PV-1.0
X-1.2	SITE PLAN WITH ROOF PLAN	PV-2.0
X-1.3	ROOF PLAN WITH SOLAR MODULES	PV-3.0
X-1.4	ATTACHMENT DETAILS	PV-4.0
X-1.5	BRANCH LAYOUT	PV-5.0
X-1.6	ELECTRICAL LINE DIAGRAM	PV-6.0
X-1.7	ELECTRICAL CALCULATIONS	PV-7.0
X-1.8	WARNING LABELS	PV-8.0
X-1.8.1	PLACARD	PV-8.1
X-1.8.2	MICRO INVERTER CHART	PV-8.2
X-1.9	ADDITIONAL NOTES	PV-9.0
X-1.10+	SPEC SHEETS	PV-10.0+

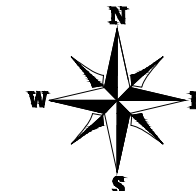
GENERAL NOTES:

1. PV SYSTEMS AND SUPPORTING STRUCTURE SHALL COMPLY WITH REQUIREMENTS OF 2021 OESC & 2022 OSSC.
2. 3111.3.2 - PV RACKING AND ATTACHMENTS SHALL BE UL 1703 CERTIFIED.
3. 3111.3.4 - PV SYSTEM SHALL HAVE A FIRE CLASSIFICATION THAT IS EQUAL TO OR GREATER THAN THE ROOF ASSEMBLY REQUIRED BY OSSC SECTION 1505.1.
4. 3111.4.3 - 3111.4.7- PV LAYOUT SHALL NOT RESTRICT EGRESS, LIGHT VENTILATION, OR ROOF DRAINAGE REQUIREMENTS.
5. 3111.4.8.1 - GENERAL PATHWAY REQUIREMENTS:
 - 36" WIDE PATHWAY SHALL NOT BE REQUIRED ON STRUCTURES WITH A PV ARRAY AREA OF 1,000 SF OR LESS INSTALLED ON A ROOF WITH A SLOPE THAT EXCEEDS 2:12 AND WITH AN INTERSECTING ADJACENT ROOF AND WHERE NO SECTION IS LARGER THAN 150 FEET MEASURED IN LENGTH OR WIDTH.
 - WHERE PV ARRAY DOES NOT EXCEED 25% AS MEASURED IN PLAN VIEW OF TOTAL ROOF AREA OF A STRUCTURE, A MINIMUM OF 12" UNOBSTRUCTED PATHWAY SHALL BE MAINTAINED ALONG EACH SIDE OF ANY HORIZONTAL RIDGE.
 - WHERE THE SOLAR ARRAY EXCEEDS 25% AS MEASURED IN PLAN VIEW OF TOTAL ROOF AREA OF THE STRUCTURE, A MINIMUM OF ONE 36" UNOBSTRUCTED PATHWAY SHALL BE PROVIDED IN ADDITION TO A MINIMUM 12" UNOBSTRUCTED ALONG EA. SIDE OF ANY HORIZONTAL RIDGE.
6. ROOF STRUCTURE IS CONVENTIONAL LIGHT FRAMED WOOD CONSTRUCTION WITH SINGLE SPAN RAFTER @ 16" O.C. REFER TO ALLOWABLE SPAN REQUIREMENTS IN TABLE 305.4.1.
7. 3111.4.8.5.1 - DISCONNECTS, J-BOXES, COMBINER BOXES OR GUTTERS SHALL NOT BE PLACED IN ANY REQUIRED PATHWAY OR CUTOUT.
8. PV MODULES AND RACKING SHALL BE DIRECTLY ATTACHED TO ROOF FRAMING AS SHOWN IN PV-2. WHEN ATTACHMENT LOCATED WITHIN 3' OF ROOF EDGE, HIP, EAVE, RIDGE SHALL BE 24" O.C. MAX.
9. 3111.5.4 - MAX MODULE HEIGHT < 18" OFF ROOF SURFACE.



1 | AERIAL PHOTO
G-1.0 | SCALE: NTS

2 | VICINITY MAP
G-1.0 | SCALE: NTS



PURELIGHT POWER
3895 CASCADIA CANYON AVE SE
STE 140 SALEM, OR 97302-1377
CSLB : 226333
PHONE: (541) 816-4047
Email: admin@purelightpower.com

VERSION		
DESCRIPTION	DATE	REV
INITIAL RELEASE	05/25/2023	UR

PROJECT NAME
JOHN HOOD-FYSH
818 BROADALBIN ST SW,
ALBANY, OR 97321, USA
APN# 00092581
UTILITY: PACIFIC POWER
AHJ: CITY OF ALBANY

SHEET NAME
COVER SHEET

SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV SHEET: 1.0
G-1.0

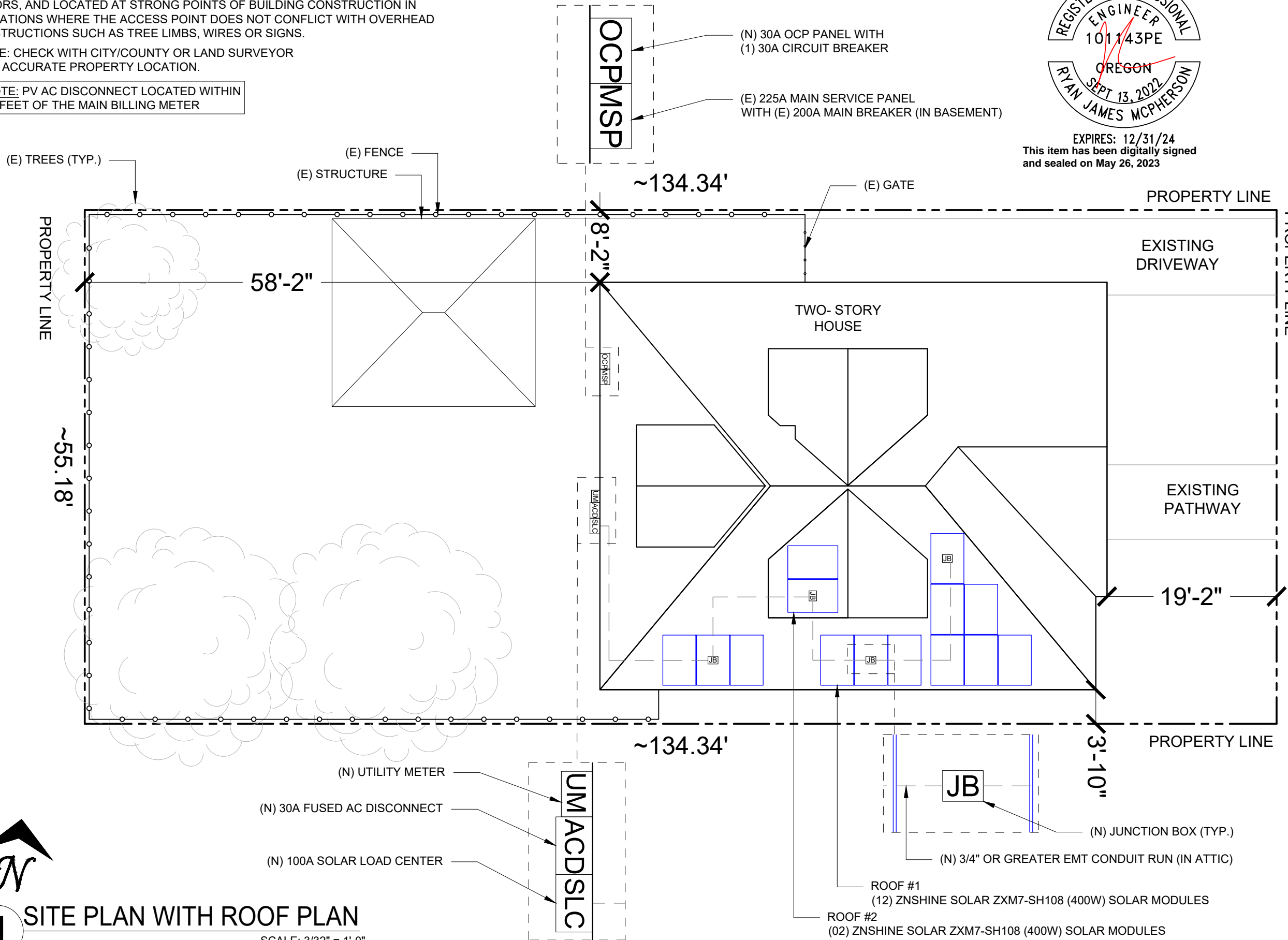
● **ROOF ACCESS POINT** SHALL BE LOCATED IN AREAS THAT DO NOT REQUIRE THE PLACEMENT OF GROUND LADDERS OVER OPENINGS SUCH AS WINDOWS OR DOORS, AND LOCATED AT STRONG POINTS OF BUILDING CONSTRUCTION IN LOCATIONS WHERE THE ACCESS POINT DOES NOT CONFLICT WITH OVERHEAD OBSTRUCTIONS SUCH AS TREE LIMBS, WIRES OR SIGNS.

NOTE: CHECK WITH CITY/COUNTY OR LAND SURVEYOR FOR ACCURATE PROPERTY LOCATION.

NOTE: PV AC DISCONNECT LOCATED WITHIN 10 FEET OF THE MAIN BILLING METER



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CSLB : 226333
PHONE: (541) 816-4047
Email: admin@purelightpower.com

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INITIAL RELEASE	05/25/2023	UR

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JOHN HOOD-FYSH
818 BROADALBIN ST SW,
ALBANY, OR 97321, USA
APN# 00092581
UTILITY: PACIFIC POWER
AHJ: CITY OF ALBANY

SHEET NAME
SITE PLAN WITH
ROOF PLAN

SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV SHEET: 2.0
X-1.2

1 SITE PLAN WITH ROOF PLAN
SCALE: 3/32" = 1'-0"

MODULE TYPE, DIMENSIONS & WEIGHT

NUMBER OF MODULES = 14 MODULES
 MODULE TYPE = ZNSHINE SOLAR ZXM7-SH108 (400W) MODULES
 MODULE WEIGHT = 45.19 LBS / 20.5 KG.
 MODULE DIMENSIONS = 67.87" X 44.65" = 21.04 SF
 UNIT WEIGHT OF ARRAY = 2.15 PSF

ARRAY AREA & ROOF AREA CALC'S		
AREA OF NEW ARRAY (Sq. Ft.)	AREA OF ROOF (PLAN VIEW) (Sq. Ft.)	TOTAL ROOF AREA COVERED BY ARRAY %
294.62	2620.74	11%
11%	ROOF AREA (ARRAY <25% OF ROOF AREA)	

BILL OF MATERIALS		
EQUIPMENT	QTY	DESCRIPTION
RAIL	11	UNIRAC SM LIGHT RAIL 168" DARK
SPLICE	00	BND SPLICE BAR PRO SERIES DRK
MID CLAMP	16	SM PRO SERIES MID - DRK
END CLAMP	24	SM PRO SERIES UNIV END - MILL
ATTACHMENT	64	UNIRAC FLASHKIT PRO
GROUNDING LUG	06	GROUNDING LUG

ROOF DESCRIPTION				
ROOF TYPE		ASPHALT SHINGLE ROOF		
ROOF	ROOF TILT	AZIMUTH	SINGLE SPAN RAFTER SIZE	SINGLE SPAN RAFTER SPACING
#1	33°	171°	2"x4"	16" O.C.
#2	31°	261°	2"x4"	16" O.C.



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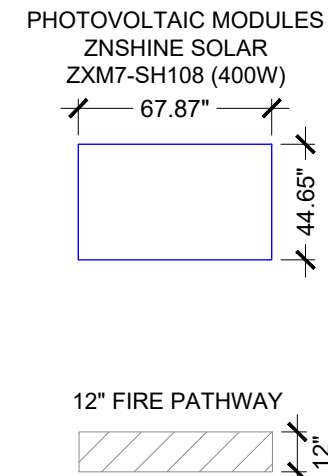
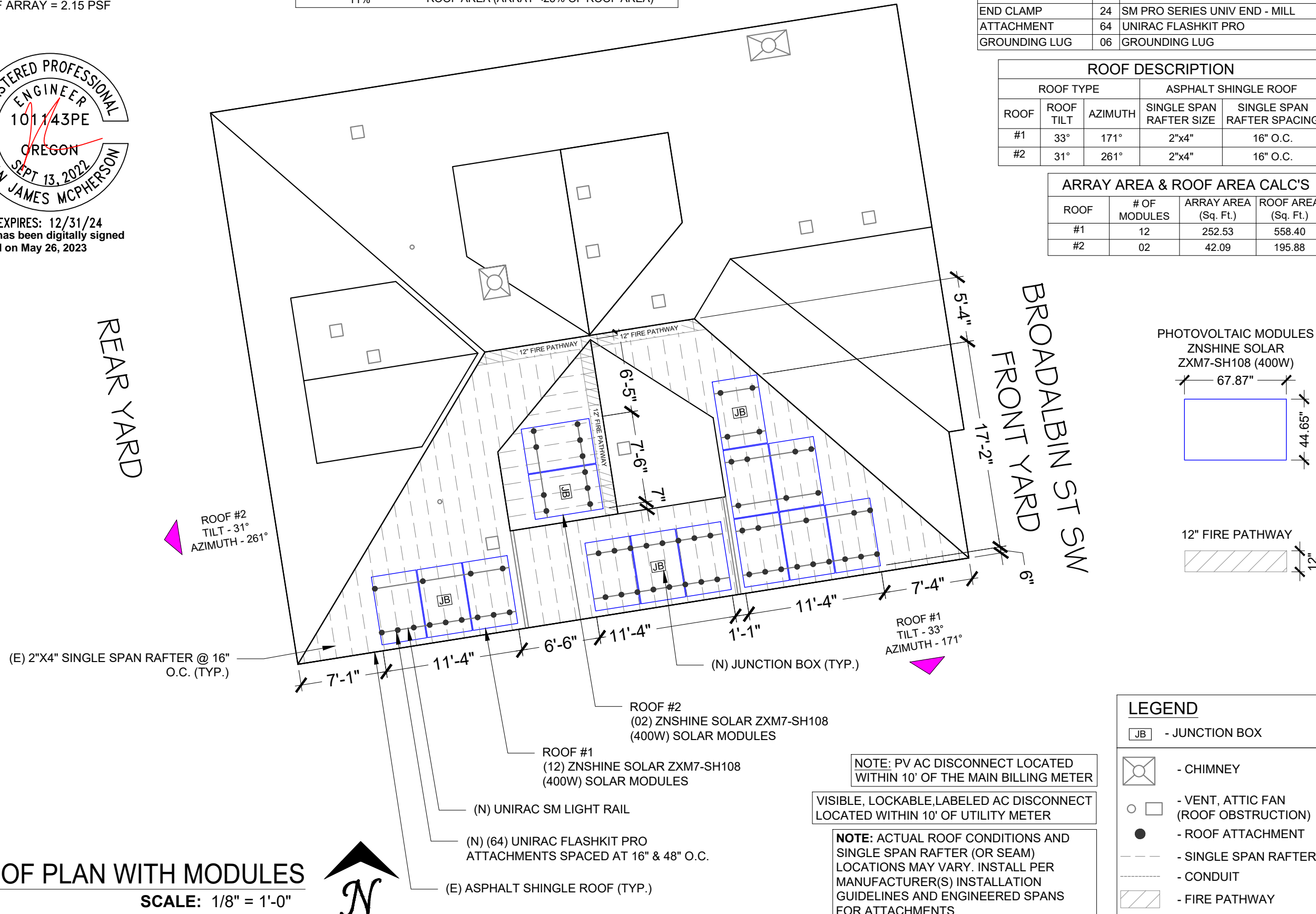
ARRAY AREA & ROOF AREA CALC'S			
ROOF	# OF MODULES	ARRAY AREA (Sq. Ft.)	ROOF AREA (Sq. Ft.)
#1	12	252.53	558.40
#2	02	42.09	195.88



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REAR YARD

BROADALBIN ST SW
 FRONT YARD



LEGEND	
[JB]	- JUNCTION BOX
[Chimney symbol]	- CHIMNEY
[Vents symbol]	- VENT, ATTIC FAN (ROOF OBSTRUCTION)
[Dot symbol]	- ROOF ATTACHMENT
[Dashed line]	- SINGLE SPAN RAFTER
[Dotted line]	- CONDUIT
[Hatched area]	- FIRE PATHWAY

NOTE: PV AC DISCONNECT LOCATED WITHIN 10' OF THE MAIN BILLING METER

VISIBLE, LOCKABLE, LABELED AC DISCONNECT LOCATED WITHIN 10' OF UTILITY METER

NOTE: ACTUAL ROOF CONDITIONS AND SINGLE SPAN RAFTER (OR SEAM) LOCATIONS MAY VARY. INSTALL PER MANUFACTURER(S) INSTALLATION GUIDELINES AND ENGINEERED SPANS FOR ATTACHMENTS

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SHEET NAME
 ROOF PLAN WITH MODULES

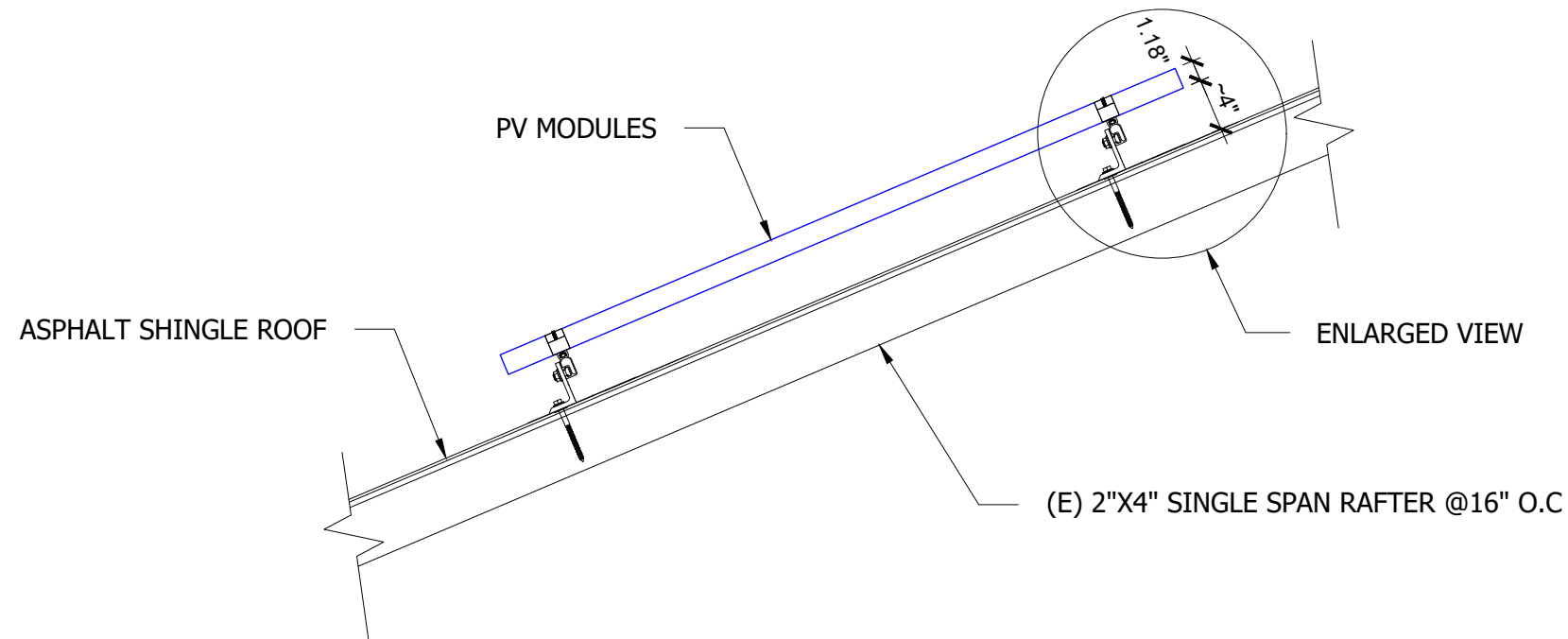
SHEET SIZE
 ANSI B
 11" X 17"

SHEET NUMBER
 PV SHEET: 3.0
 X-1.3

1 ROOF PLAN WITH MODULES
 SCALE: 1/8" = 1'-0"



NOTE: ACTUAL ROOF CONDITIONS AND SINGLE SPAN RAFTER (OR SEAM) LOCATIONS MAY VARY. INSTALL PER MANUFACTURER(S) INSTALLATION GUIDELINES AND ENGINEERED SPANS FOR ATTACHMENTS



1 ATTACHMENT DETAIL
SCALE: NTS



RESERVED FOR AHJ

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DETAIL

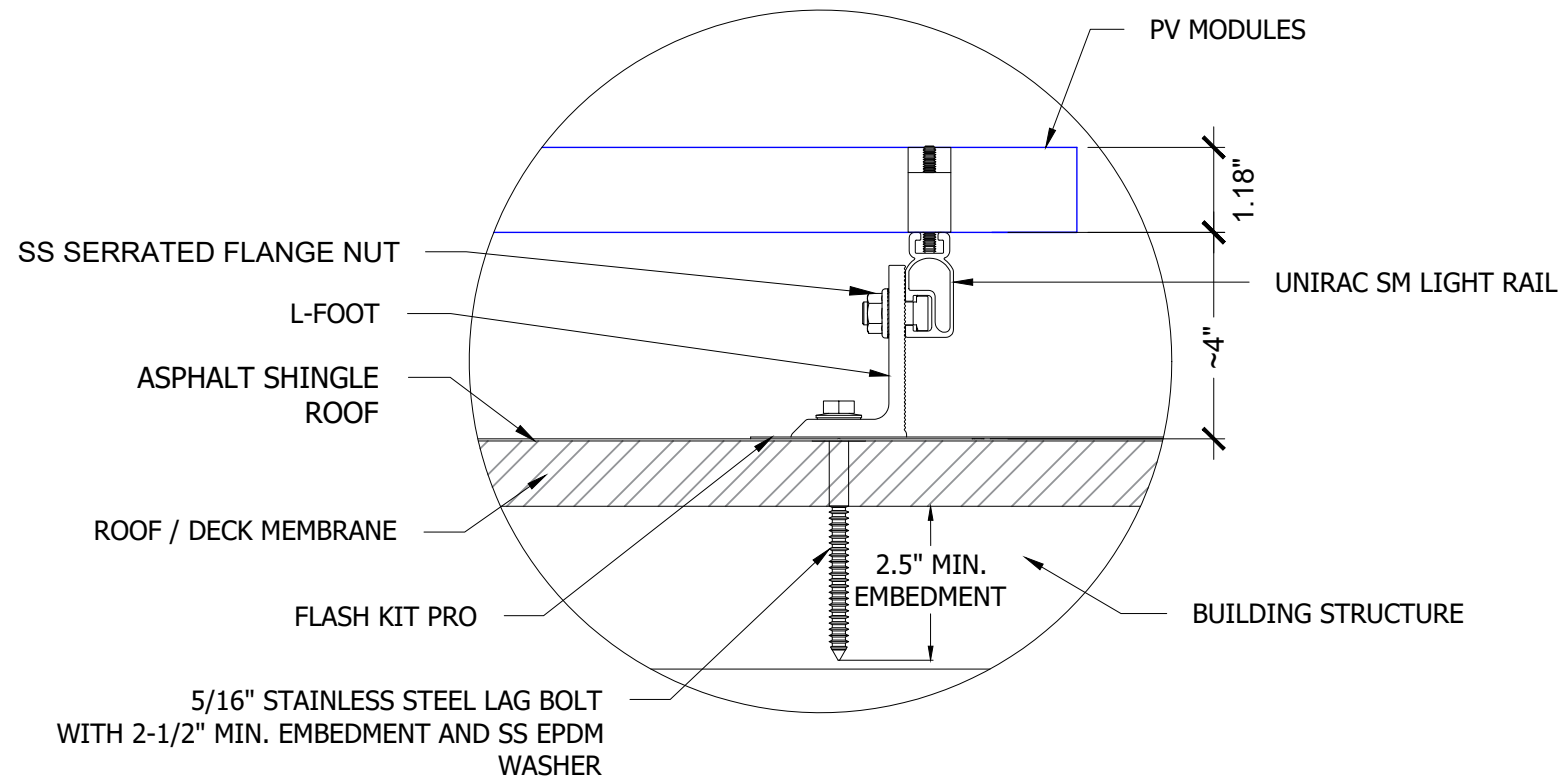
SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV SHEET: 4.0

X-1.4



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2 ATTACHMENT DETAIL (ENLARGED VIEW)
SCALE: NTS