



SELF-CERTIFICATION CHECKLIST FOR RENEWABLE ENERGY PRODUCTION FACILITIES
 Ordinance No. 12327, C.M.S., May 22, 2001

Project Address: _____ Zoning District: _____
 APN: _____ - _____ - _____ Owner's Address: _____
 Owner's Name: _____ Phone Number: _____
 Applicant's Name: _____ Applicant's Address: _____
 Phone Number: _____
 Contractor's License Number: _____ Number of Stories, or Number of Units, in Structure: _____

Use of Structure is (circle one): Residential / Commercial / Industrial / Other (_____)

Approval of "Renewable Energy Production Facilities" (REPF's) may be granted only to those facilities: A) that meet the definition of REPF's; B) that are accessory facilities to an existing primary facility on a parcel; and C) only upon determination that the proposal meets the checklist standards below, or the required design review procedure, if needed.

APPROVAL OF A SEPARATE BUILDING PERMIT IS REQUIRED PRIOR TO INSTALLATION OF ANY REPF

1. DEFINITION OF RENEWABLE ENERGY PRODUCTION FACILITIES

Renewable Energy Production Facilities (REPF's) are those facilities that use renewable sources of energy (including but not limited to photovoltaic and thermal solar panels, and wind-activated devices) as an alternative energy source to the statewide energy supply system.

(If "Yes" to BOTH questions below, go on to Sections 2, 3 and 4. If "No" to EITHER or BOTH questions below, the proposal cannot be reviewed with this checklist, and must be reviewed pursuant to existing design review procedures as listed in Chapters 17.136 and 17.146 of the Oakland Planning Code.)

	Yes	No
Does the proposed installation meet the definition of a REPF?.....	[]	[]
Is the proposed REPF an accessory facility to an existing primary facility on the parcel?.....	[]	[]

2. SUBMITTAL REQUIREMENTS - SITE PLANS AND FRAMING DETAILS

2.A. Site Plans

Submit two sets of site plans showing the entire property, all existing structures on the property, and the proposed REFP relative to the property lines and the existing structures on the property.

2.B. Framing Details

If the REFP is to be mounted on a building wall or on the roof of a building, submit two sets of framing details showing the existing wall or roof that the REFP is to be mounted on, and mounting details showing the method of attachment. If the REFP is freestanding, submit two sets of foundation and framing details.

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(If "Yes" to ANY of the below items in Section 3, this project cannot be approved using this Checklist procedure, and must be reviewed using either Design Review for Renewable Energy Production Facilities described below, or the regular design review procedures listed in Chapters 17.136 and 17.146 of the Oakland Planning Code.)

3. MOUNTING METHOD (SAMPLE ILLUSTRATIONS ATTACHED)

3.A. Roof of Building

Pitched Roof (with a slope of 2:12 or steeper)

	Yes	No	N/A
Does the REPF extend more than two feet above the <u>roof plane</u> on which it is located?..... <i>(measured at a perpendicular angle to the roof plane)</i>	[]	[]	[]
If the REPF is located on a roof plane that <u>is not</u> readily visible from the public right-of-way, does it extend more than two feet above the <u>roof ridge-line</u> ?..... <i>(measured at a perpendicular angle to the roof ridge-line)</i>	[]	[]	[]
If the REPF is located on a roof plane that <u>is</u> readily visible from the public right-of-way, does it extend any distance above the <u>roof ridge-line</u> ?.....	[]	[]	[]
Is the REPF located more than two feet below the <u>actual roof line</u> ?	[]	[]	[]
Is the REPF located less than three feet from <u>any property line</u> ?.....	[]	[]	[]

Flat Roof (with a slope of less than 2:12)

Does the REPF extend more than seven feet above the <u>roof plane</u> or <u>parapet wall</u> ?.....	[]	[]	[]
Is the REPF located less than three feet from <u>any property line</u> ?.....	[]	[]	[]

3.B. Building Wall

Is the REPF located within the half of a lot closest to the <u>front property line</u> ?.....	[]	[]	[]
If on a corner lot, is the REPF located within the <u>side yard setback</u> facing the street?.....	[]	[]	[]
Is the REPF located less than three feet from an interior <u>side yard property line</u> ?.....	[]	[]	[]

3.C. Freestanding Facility

Does the REPF extend more than six feet above <u>finished grade</u> ?....	[]	[]	[]
Is the REPF located within the half of the lot closest to the <u>front property line</u> ?.....	[]	[]	[]
If on a corner lot, is the REPF located within the <u>side yard setback</u> facing the street?.....	[]	[]	[]

I hereby certify, under penalty of perjury, that all of the information provided above is true and correct.

Applicant or Property Owner's Signature: _____

Date: _____

4. PERFORMANCE STANDARDS

4.A. Glare

The REPF must be placed, screened, or designed in such a way as to avoid casting an unreasonable amount of glare into the windows of any residentially zoned lot located within one hundred fifty feet. "Unreasonable amounts" shall be determined by the Director of Planning and Zoning.

4.B. Noise

The REPF must comply with the noise level standards listed in Section 17.120.050 of the Oakland Planning Code.

The City of Oakland will take the necessary steps to mitigate any negative impacts resulting from violations to the above performance standards.

DESIGN REVIEW FOR RENEWABLE ENERGY PRODUCTION FACILITIES

If the REPF does not comply with Section 3 above, it will be subject to "Design Review for REPF's" such that:

Applicant shall submit two folded sets of Site Plans and Elevation drawings showing the proposed REPF in the context of the existing primary facility, as well as photographs of each side of the existing structure on which the REPF is to be mounted. If the REPF is to be a freestanding facility, then the photographs shall show the context area in which the facility is to be located.

The Director shall determine whether the proposal conforms to the following design review criteria:

"Installation of the Renewable Energy Production Facility will preserve the overall architectural integrity of the structure and/or the property on which it is located."

Should the REPF not conform to the above design review criteria, then it shall be reviewed pursuant to existing design review procedures in Chapters 17.136 and 17.146 of the Oakland Planning Code.

DO NOT USE THIS PAGE; FOR REFERENCE ONLY

Residential and Civic Noise Level Standards

The noise level received by any legal residential activity, school, child care, health care or nursing home, public open space, and similarly sensitive land use shall not exceed the following:

Maximum Allowable Receiving Noise Level Standards, dBA		
Cumulative Number of Minutes in Either the Daytime or Nighttime One Hour Time Period	Daytime: 7:00 am to 10:00 pm	Nighttime: 10:00 pm to 7:00 am
20	60	45
10	65	50
5	70	55
1	75	60
0	80	65

Commercial Noise Level Standards

The noise level received by any commercial land use shall not exceed the following:

Maximum Allowable Receiving Noise Level Standards, dBA	
Cumulative Number of Minutes in Either the Daytime or Nighttime One Hour Time Period	Anytime
20	65
10	70
5	75
1	80
0	85

Manufacturing, Agricultural and Extractive Noise Level Standards

The noise level received by any manufacturing or mining and quarrying land use shall not exceed the following:

Maximum Allowable Receiving Noise Level Standards, dBA	
Cumulative Number of Minutes in Either the Daytime or Nighttime One Hour Time Period	Anytime
20	70
10	75
5	80
1	85
0	90

(In the event the measured ambient noise level exceeds the applicable noise level standard in any category above, the stated applicable noise level shall be adjusted so as to equal the ambient noise level. Each of the noise level standards specified above shall be reduced by five dBA for a simple tone noise such as a whine, screech, or hum, noise consisting primarily of speech or music, or for recurring impulse noise such as hammering or riveting. The applicable receiving noise level standard under Residential and Civic Noise Level Standards above shall be increased by five dBA for legal nonconforming residential facilities located in the M-30, M-40, or any other zone as provided in Section 17.114.010 of the Oakland Planning Code.)