Feasibility Structural Analysis of Building for a Proposed Rooftop Solar PV System

For The Project:

Link Industrial Properties

8 Vreeland Ave., Totowa, NJ 07512

Presented to:

Summit Ridge ENERGY

3100 Clarendon Blvd

Arlington, VA 22201

Presented by:

PUREPOWER ENGINEERING

Pure Power Engineering, Inc.

111 River Street - Suite 1110

Hoboken, NJ 07030

www.PurePower.com

(201) 687-9975

PPE Project No. PPE-01451.11

Richard Ivins, PE

Al Boudaqa, Ph.D

Andrew De Alba, EIT

January 22, 2021

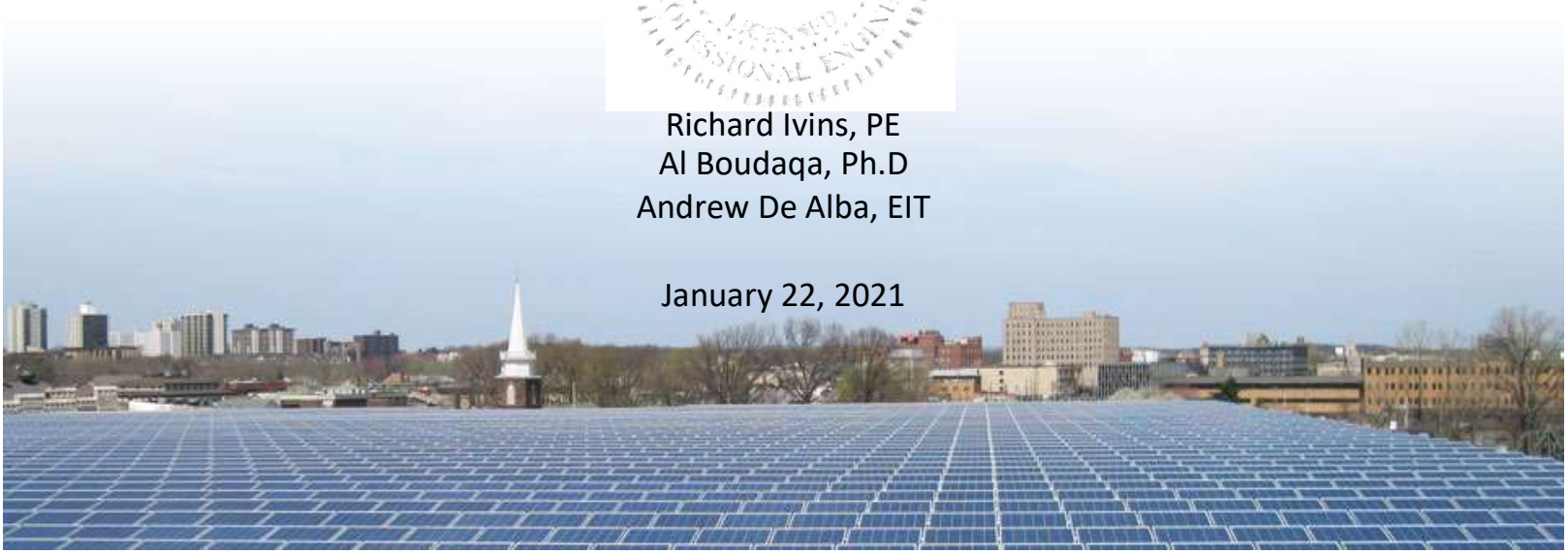

Table of Contents

Executive Summary	1.1 - 1.2
Reserved Load Plan	2.1
Standard Conditions for Engineering Services on Existing Structures	3.1 - 3.2
Codes and Design Criteria	4.1
Analysis Assumptions	5.1 - 5.2
Conclusion	6.1

Executive Summary

A (PV) Solar Array is proposed to be installed with modules mounted to a ballasted (and/or mechanically attached) racking system and supported on the rooftop of the subject building. Pure Power has performed a structural analysis and determined the following:

- Existing building is feasible for PV solar system.
- Reserved capacity & maximum allowable deck loads for existing roof Area A, where PV will be installed:

Reserved Capacity =	**5.0 psf**	(See note below)
Deck Downward =	**400.0 lb**	(in a strip of 2'-0" wide X 5'-10" long)
Deck Uplift =	**400.0 lb**	(in a strip of 2'-0" wide X 5'-10" long)
Deck Shear =	**300.0 lb**	(in a strip of 2'-0" wide X 5'-10" long)
Maximum system weight =	**103,500 lb**	

- Reserved capacity & maximum allowable deck loads for existing roof Area B, where PV will be installed:

Reserved Capacity =	**6.0 psf**	
Deck Downward =	**400.0 lb**	(in a strip of 2'-0" wide X 5.7' long)
Deck Uplift =	**400.0 lb**	(in a strip of 2'-0" wide X 5.7' long)
Deck Shear =	**300.0 lb**	(in a strip of 2'-0" wide X 5.7' long)
Maximum system weight =	**167,520 lb**	

Notes:

- Racking manufacturer shall select the racking system such that satisfies both the above specified uniform load reserve capacities and the maximum allowable downward, uplift and shear loads on the roof deck, respectively.

- The allowable deck loads will be dependent on the racking system used. At the time of the writing of this report, this information was not available. The allowable deck loads are subject to change upon receiving this information.

- The reserved capacity at Area A is based on limited information gathered at the site. Another site visit to be conducted prior to installation of solar to confirm the missing data.

Structure (A)

The original structure is Link Industrial Properties building located at 8 Vreeland Ave., Totowa, NJ 07512. The referenced building is a one story steel frame structure, which was built circa 1980s. The approximate total area is 45000 square feet. Typical roof construction consists of 1.5" Metal Deck x Gauge 22 supported by open web steel joists.The joists are supported by a continuous steel beam line and are spaced at a maximum of 5'-10".

Structure (B)

The original structure is Link Industrial Properties building located at 8 Vreeland Ave., Totowa, NJ 07512. The referenced building is a one story steel frame structure, which was built circa 1980s. The approximate total area is 69800 square feet. Typical roof construction consists of 1.5" Metal Deck x Gauge 22 supported by open web steel joists.The joists are supported by a continuous steel beam line and are spaced at a maximum of 5.7'.

Reserved Load Plan

(Area A Shaded Blue)
Reserved Capacity = 5 psf

(Area B Shaded Green)
Reserver Capacity = 6 psf

(Red Shaded Area - No Solar)

Standard Conditions for Engineering Services on Existing Structures

- The analysis is based on the information gathered from the field and/or information provided to Pure Power Engineering and is assumed to be current and accurate.

- Unless noted otherwise, the structure and the foundation system are assumed to be in good condition, free of defects, and can achieve theoretical strength.

- It is assumed that the structure has been properly maintained and shall be properly maintained during its service. The superstructure and the foundation system are assumed to be designed with proper engineering practice and fabricated, constructed and erected in accordance with the design documents. Pure Power will accept no liability which may arise due to any existing deficiency in design, material, fabrication, erection, construction, etc. or lack of maintenance.

- The analysis results are only applicable for the proposed additions and alterations specified in this report. Any deviation of the proposed equipment and placement, etc., will require Pure Power to generate an additional structural analysis.

- The analysis does not include the design of the racking system or the ballast it requires. The analysis is performed to verify the capacity of the main structural system. Connections are assumed to have the capacity of the main structural members.

- Pure Power assumes that the existing building has NOT been modified or altered from its original design. Building landlord/client shall inform PPE with any kind of modification and/or alteration that may have been done to the existing building during its lifetime.

Proposed PV-Panels and Preliminary Design

- PV solar panels shall be installed on the roof as arrays on a ballasted racking system. A typical ballasted racking system is designed to resist wind uplift and sliding by placing concrete blocks (ballast) as counterweight on the racks. The system does not increase uplift on the building because the ballast should be designed to resist the additional uplift in order to provide the code required factor of safety.

- If the PV racking system is mechanically attached to the roof deck, then the uplift and shear forces at each mechanical attachment are not to exceed the capacity noted in this report under the conclusion section.

- It is assumed that the panels will be approximately 12 inches above the rooftop at the high end.

- It is assumed that the average design weight includes the weight of the panels, racking system and the ballast and all required assemblies.

Existing Building Code Allowance

- Pursuant to International Existing Building Code section 806.2, any existing gravity load-carrying structural element for which additions and/or alterations cause an increase in design gravity load of no more than 5 percent, shall be permitted to remain unaltered, thus considered to be code-compliant and adequate. Any existing gravity load- carrying structural element for which additions and/or alterations cause an increase in design gravity loads exceeding 5 percent is checked against the applicable Code criteria for new structures.

- Pursuant to International Existing Building Code Sections 806.3, any existing lateral load-carrying structural element whose demand-capacity ratio with the addition and/or alteration considered is no more than 10 percent greater than its demand-capacity ratio with the addition and/or alteration ignored shall be permitted to remain unaltered, thus considered to be Code-compliant and adequate. If the demand- capacity ratio increase is more than 10 percent, the subject structural element is checked against the applicable Code criteria for new structures.

- Pursuant International Building Code section 1607.13.5.1, where PV panels are installed on building roof, it is not necessary to include roof live load in the area(s) covered by the panels when these area(s) are inaccessible, or signs are posted prohibiting storage under the panels. Therefore, Pure Power has applied the roof live/snow load in all areas that are still accessible and subject to foot traffic, maintenance workers, storage, etc., but not directly under the modules.

Codes and References

2018 International Building Code, NJ Edition

Minimum Design Loads for Buildings and Other Structures, ASCE 7-16

Standard Specifications for Steel Joists & Joist Girders, SJI 44th Edition

Specifications for Structural Steel Buildings, ANSI/AISC 360-16

Design Criteria

Snow Load (Service)

Ground Snow Load:	30 psf
Risk Category:	II
Snow Exposure: C_e:	1.0
Snow Load Important Factor I_s:	1.0
Thermal Factor C_t:	1.0
Flat Snow Load:	**21.0 psf**

Roof Live Load (Service) 20.0 psf

Note: The racking manufacturer/the racking manufacturer's structural engineer shall be responsible to verify the design criteria when designing the racking system.

Analysis Assumptions for Roof Area A

The design snow load was obtained from 2018 IBC. Based on the site visit conducted on 01/13/2021, the design live and dead loads in this report were assumed as listed below:

Total Roof DL =	**15.0 psf**
Live Load	20.0 psf
Snow Load	25.0 psf
Total Roof Load =	**40.0 psf**

PPE understands that the area where the clear space between the panels and rooftop is not more than 24 in. Therefore, as per the current state code (section 1607.13.5.1), roof live load does NOT need to be considered on areas where the proposed PV system will be installed.

The proposed PV system is to weigh a maximum **5.0 psf**

Therefore, the proposed loading, including the weight of the PV system is as follows:

Roofing & Insulation	4.0 psf
Metal Deck	2.0 psf
Joists	2.0 psf
Girders	2.0 psf
MEP, Sprinklers, & Misc.	5.0 psf
Total Roof DL =	**15.0 psf**
PV System Weight	5.0 psf
Roof SL =	21.0 psf
Total Roof Load =	**41.0 psf**

Pursuant to Existing Building Code Sections 806.2, any existing gravity load-carrying structural element for which additions and/or alterations cause an increase in design gravity load of no more than 5 percent, shall be permitted to remain unaltered, thus considered to be Code-compliant and adequate. The proposed load increases the stress by less than 5%. Therefore, no alterations are required.

Analysis Assumptions for Roof Area B

The design snow load was obtained from 2018 IBC. Based on the site visit conducted on 01/13/2021, the design live and dead loads in this report were assumed as listed below:

Total Roof DL =	**16.0 psf**
Live Load	20.0 psf
Snow Load	25.0 psf
Total Roof Load =	**41.0 psf**

PPE understands that the area where the clear space between the panels and rooftop is not more than 24 in. Therefore, as per the current state code (section 1607.13.5.1), roof live load does NOT need to be considered on areas where the proposed PV system will be installed.

The proposed PV system is to weigh a maximum **6.0 psf**

Therefore, the proposed loading, including the weight of the PV system is as follows:

Roofing & Insulation	4.0 psf
Metal Deck	2.0 psf
Joists	2.0 psf
Girders	2.0 psf
MEP, Sprinklers, & Misc.	6.0 psf
Total Roof DL =	**16.0 psf**
PV System Weight	6.0 psf
Roof SL =	21.0 psf
Total Roof Load =	**43.0 psf**

Pursuant to Existing Building Code Sections 806.2, any existing gravity load-carrying structural element for which additions and/or alterations cause an increase in design gravity load of no more than 5 percent, shall be permitted to remain unaltered, thus considered to be Code-compliant and adequate. The proposed load increases the stress by less than 5%. Therefore, no alterations are required.

Conclusion

Based on our experience and engineering analysis of the information available at the time of this writing, it is the opinion of this organization that the added stresses due to the weight of the proposed PV modules are considered acceptable and will not exceed the capacity of the existing roof structure. The proposed PV modules may be installed at Link Industrial Properties under the conditions outlined in the body of this report.

Do not stage pallets on roof unless staging plan drawing is provided by PPE.

This report does not represent an approval of the proposed PV system design. It is the racking designer's responsibility to ensure any proposed racking system is within the limits stated in this report and their system is designed in accordance with the requirements in the governing building code. PPE can review the existing framing adequacy for anchorage reaction loads upon request and if the racking design are supplied to PPE by the racking designer.

Sincerely,

Richard Ivins, PE
Al Boudaqa, Ph.D
Andrew De Alba, EIT