

PRE-APPLICATION CONFERENCE

Thursday, September 7, 2023

Willamette Room*
City Hall
22500 Salamo Rd
West Linn

10:00 am: Proposed Class 1 Historic Design Review for Solar Panels

Applicant: Sara Pavey

Property Address: 1611 6th Avenue

Neighborhood Assn: Willamette Neighborhood Association

Planner: Ben Gardner Project #: PA-23-15



^{*}The pre-application conference will be conducted in person at City Hall. If you require special assistance under the Americans with Disabilities Act, please call City Hall 48 hours before the meeting date, 503-657-0331.

Pre-Application Conference Request

For	Staff	to	Comp	loto.
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10:00am PA 23-15 Conference Date: Time: 9/7/23

Ben Gardner **Staff Contact:** Fee: \$0

Pre-application conferences are held on the first and third Thursdays of the month between 9:00 am and 1:00 pm. Appointments must be made by 5:00 pm, 15 days before the meeting date. The applicant has a choice of an in-person or virtual meeting. To schedule a conference, submit this form, a site plan, and accompanying materials through the Submit a Land Use Application web page. The City will contact you to collect payment. Pre-application notes are valid for 18 months.

Property Owner Information

Name: **Kathy Selvaggio**

Email: kathy.selvag@gmail.com

Phone #: 301.653.0750

Address: 1611 6th Ave, West Linn, OR 97068 **Applicant Information**

RECEIVED Name: Sara Pavey

Email: saraprostat@gmail.com

Phone #: 805.440.6678

Address: 1721 NE 64th Ave, Ste 120, Vancouver, WA

98661

Address of Subject Property (or tax lot): Detached garage facing alley

REQUIRED ATTACHMENTS:

- A project narrative with a detailed description of the proposed project. Briefly describe the physical context of the
- A list of questions or issues the applicant would like the City to address.
- A dimensional site plan that shows:
 - □ North arrow and scale
 - □ Location of existing trees (a tree survey is highly recommended)
 - ☐ Streets Abutting the property and width of right
 - □ Location of creeks and/or wetlands (a wetland delineation is highly recommended)
 - ☐ Property Dimensions, existing buildings, and building setbacks
 - □ Slope map (if slope is 25% or more)
 - □ Location of existing utilities (water, sewer, etc.)
 - □ Conceptual layout, design, proposed buildings, building elevations, and setbacks

- □ Location of all easements (access, utility, etc.)
- □ Vehicle and bicycle parking layout (including calculation of required number of spaces, based on use and square footage of building), if applicable
- ☐ Location of existing and proposed access and driveways. Include the proposed circulation system for vehicles, pedestrians, and bicycles, if applicable.
- ☐ Proposed stormwater detention system with topographic contours

I certify that I am the owner or authorized agent of the owner:

APPLICANT:

The undersigned property owner authorizes the requested conference and grants city staff the right of entry onto the property to review the application.

PROPERTY OWNER:

Kathleen Selvaggw

DATE: 8/18/2023



Written Statement regarding the Roof-Mounted Solar Installation at 1611 6th Ave, West Linn, OR 97068

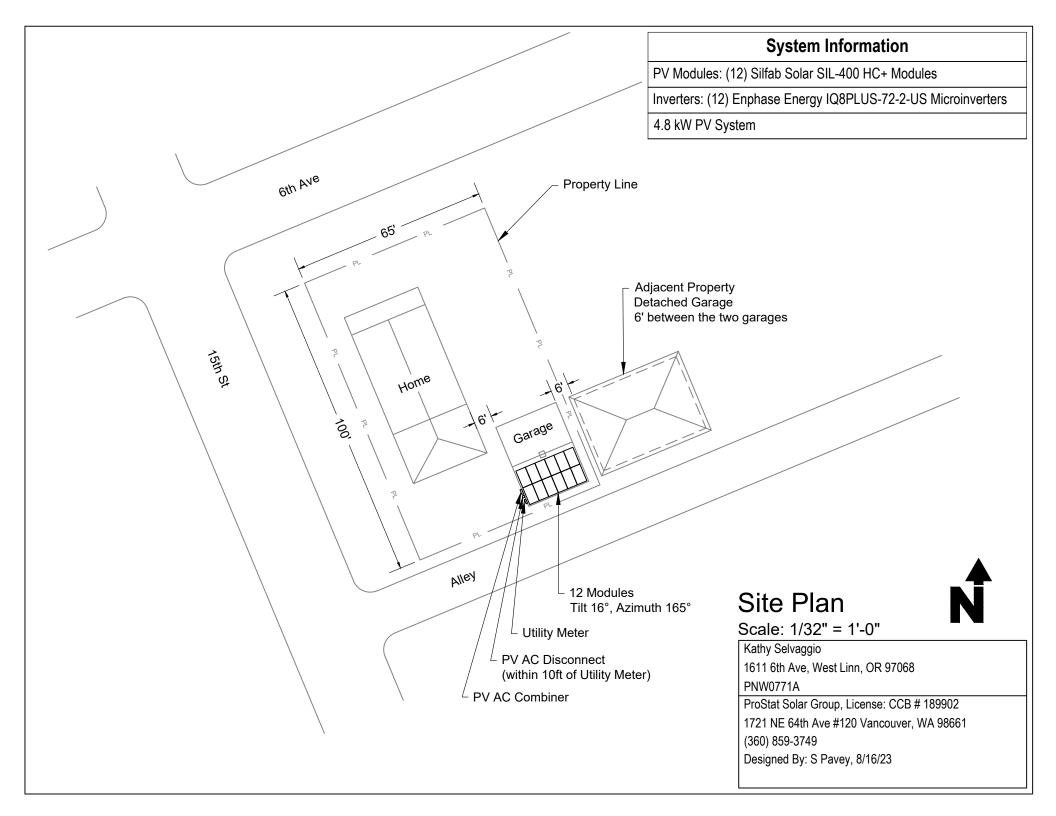
ProStat Solar has been contracted to design and install a roof-mounted solar system on the detached garage at the home of Kathy Selvaggio, located at 1611 6th Ave, West Linn, OR 97068. The home is located in the Willamette Falls Historic District.

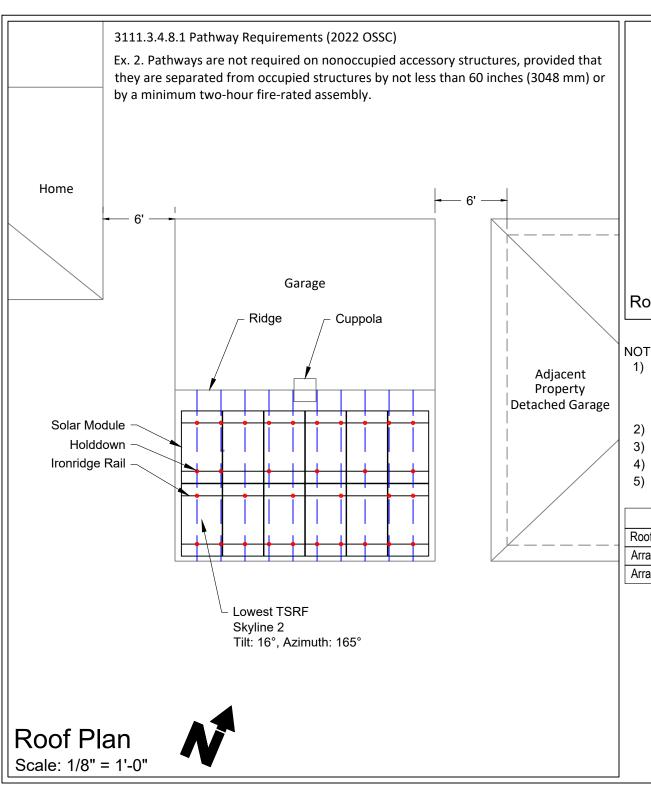
The solar installation will be mounted on the south roof of the detached garage, which faces the alley. The modules are all black and will be mounted flush to the roof, less than 12" from the roof surface. We will install 12 Silfab Solar Sil400HC+ modules and 12 Enphase Energy IQ8PLUS-72-2-US Microinverters, as well as an AC Combiner (Load Center) and an AC Disconnect switch that will serve as the Rapid Shutdown Initiation Device. Both the AC Combiner and the AC Disconnect will be located adjacent to the utility meter located on the exterior west wall of the garage.

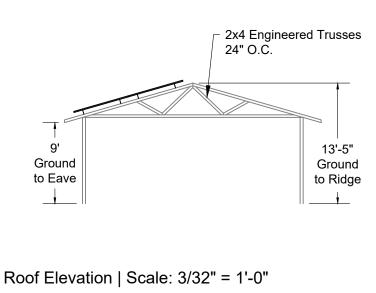
The roof attachments will connect to the roof framing, which consists of 2x4 engineered trusses, 24" on center. The attachments will be placed at 24" on center within 3'of the ridge, eave, and edges of the roof. The remaining attachments will be 48" on center.

The detached garage is 6' from the home and is also 6' from the adjacent property's detached garage. This structure is an unoccupied accessory structure and is exempt from the fire access pathways defined in the OSSC. However, it is designed with the prescriptive fire pathways and setbacks for additional safety.

This project meets the Oregon prescriptive guidelines for rooftop solar.







NOTES:

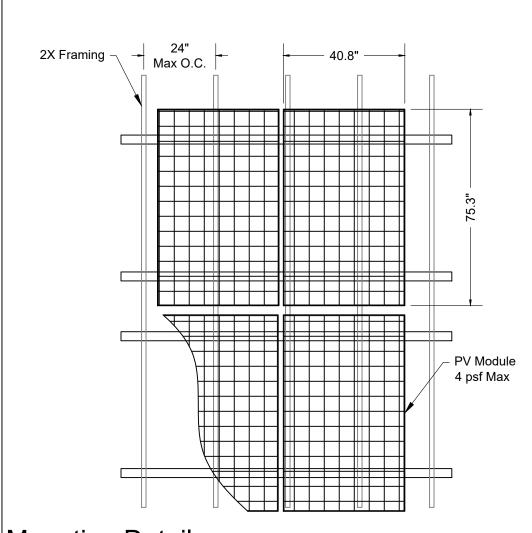
- 1) Attachments must be spaced not greater than 48 inches on center in any direction. Attachments shall be spaced not greater than 24 inches on center in any direction where located within 3 feet of a roof edge, hip, eave or ridge.
- 2) Solar weight is less than 4.5 lbs/sqft
- 3) Roof material: Composite Asphalt Shingle
- 4) Spans comply with OSSC 2308.7.2
- 5) Array complies with 2022 OSSC 3111.3.4.8

Array Coverage			
Roof Area (Plan View)	618 SqFt		
Array Area (Plan View)	246.1 SqFt		
Array Area / Roof Area	40%		

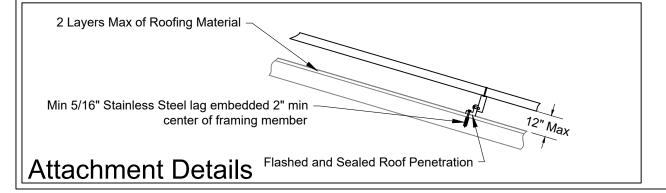
Kathy Selvaggio 1611 6th Ave, West Linn, OR 97068

PNW0771A

ProStat Solar Group, License: CCB # 189902 1721 NE 64th Ave #120 Vancouver, WA 98661 (360) 859-3749



Mounting Details



Mou	Mounting Specifications				
Racking Manufacturer IronRidge					
Racking Model	XR100				
Attachment Manufacturer	IronRidge				
Attachment Model	FlashFoot 2				
Roof Area (Plan View)	618 SqFt				
Array Area (Plan View)	246.1 SqFt				
Array Area / Roof Area	40%				
Roof Material Composite Asphalt Shingle					
Roof Structure 2x4 Engineered Trusses, 24" On Center					

NOTES:

- 1) Attachments spaced so that no point load exceeds 50 lb.
- 2) Module connected to rails with 1 connector per 8 sqft or less, per racking manufacturer's specifications.
- 3) Aluminum rails to be mounted to alternate roof framing, 4 ft O.C. max. Two rails per Module, min.
- 4) 2x joist/truss to meet Oregon Solar code span requirements.

Kathy Selvaggio

1611 6th Ave, West Linn, OR 97068

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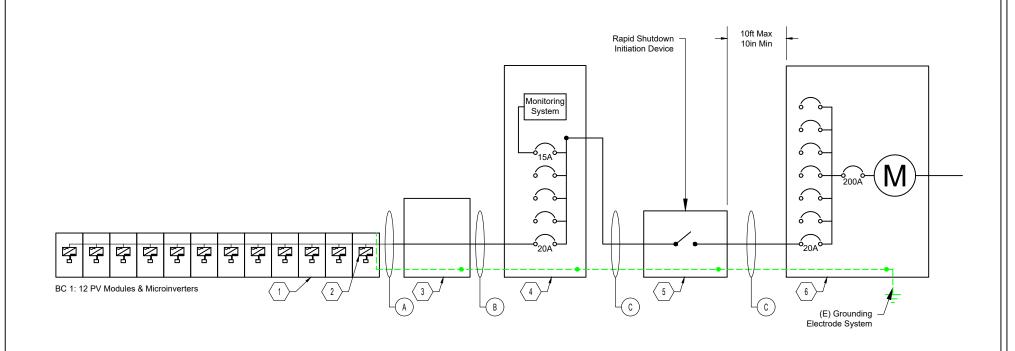
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System Information
PV Modules: (12) Silfab Solar SIL-400 HC+ Modules
Inverters: (12) Enphase Energy IQ8PLUS-72-2-US Microinverters
4.8 kW PV System

	Equipment Schedule					
Tag	Qty	Description				
$\langle 1 \rangle$	12	New Silfab Solar SIL-400 HC+: 400 W Photovoltaic Modules				
2	12	New Enphase Energy IQ8PLUS-72-2-US Microinverters				
3	1	New NEMA 4X Junction Box				
4	1 New Enphase AC Combiner, X-IQ-AM1-240-4, 125A, 240V, NEMA 3R					
(5)	1 New Cutler Hammer DG221URB 30A Unfused AC Disconnect, Located adjacent to Utility Meter					
6	1	Existing Meter Main Panel, 200A, 200A Main Breaker, 120/240V, 1 Phase, 3 Wire				



	Conduit & Conductor Schedule								
l		Conductor	Conductor				Conduit	Conduit	Conduit
	Tag	Type	Quantity	Conductor Size	Neutral Size	EGC Size	Туре	Size	Fill
	(A)	Q CABLE	(1) 2-Wire #12 Cable per Branch Circuit		Bare Copper #6	FREE AIR		N/A	
	lacksquare	THWN-2	2	#10		#12	EMT	3/4"	11%
	0	THWN-2	2	#10	#10	#10	EMT	3/4"	16%

Single Line Diagram

Kathy Selvaggio
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1721 NE 64th Ave #120 Vancouver, WA 98661
(360) 859-3749
Designed By: S Pavey, 8/16/23

PV Module Specifications				
Module Make	Silfab Solar			
Module Model	SIL-400 HC+			
Max. Power Point Current (Imp)	11.1 A			
Max. Power Point Voltage (Vmp)	36.05 VDC			
Open-Circuit Voltage (Voc)	43.02 VDC			
Short-Circuit Current (Isc)	11.58 A			
Max. Series Fuse (OCPD)	20 A			
Max. Power (Pmax)	400 Watts DC			
Max. Voltage	1000 Volts DC			

Inverter Specifications				
Inverter Make	Enphase Energy			
Inverter Model	IQ8PLUS-72-2-US			
Max. DC Volt Rating	60 VDC			
Nominal AC Voltage	240 VAC			
Max Continuous Output Power	290 W			
Max. AC Current ARMS	1.21 A			
Max. OCPD	20 A			

Voltage Drop Calculations - 240VAC, 1 Phase								
				Inverter Qty /	Max Circuit			1-Way
Tag	Description	V Drop (V)	V Drop (%)	Circuit	Current (A)	AWG	Ω/ 1000 ft	Distance (ft)
Α	Enphase Q Cable to Roof-Mounted J-Box	2.43	1.01%	12	14.52	N/A	N/A	N/A
В	Junction Box to AC Combiner	0.72	0.30%	12	14.52	#10	1.24	20
С	AC Combiner to AC Disconnect	0.36	0.15%	12	14.52	#10	1.24	10
С	AC Disconnect to Service Panel	0.36	0.15%	12	14.52	#10	1.24	10
							•	•

Totals 3.87 V 1.61% ✓ 1.61% < 2.0%

Electrical Calculations & Equipment Specifications

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WARNING

THIS EQUIPMENT FED BY MULTIPLE SOURCES

TOTAL RATING OF ALL OVERCURRENT DEVICES, EXCLUDING MAIN SUPPLY OVERCURRENT DEVICE, SHALL NOT EXCEED AMPACITY OF BUSBAR.

PV AC DISCONNECT

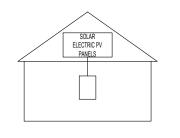
PHOTOVOLTAIC POWER SOURCE

RATED AC OUTPUT CURRENT: 14.52 A
RATED AC OPERATING VOLTAGE: 240 VAC

RAPID SHUTDOWN SWITCH FOR SOLAR PV SYSTEM

SOLAR PV SYSTEM IS EQUIPPED WITH RAPID SHUTDOWN

TURN RAPID SHUTDOWN SWITCH TO THE "OFF" POSITION TO SHUT DOWN PV SYSTEM AND REDUCE SHOCK HAZARD IN THE ARRAY



CAUTION

DUAL POWER SOURCE SECOND SOURCE IS PV SYSTEM

PV SYSTEM DISCONNECT LOCATED: ADJACENT TO UTILITY METER

PV SOLAR BREAKER
DO NOT RELOCATE THIS
OVERCURRENT DEVICE

Labels & Markings

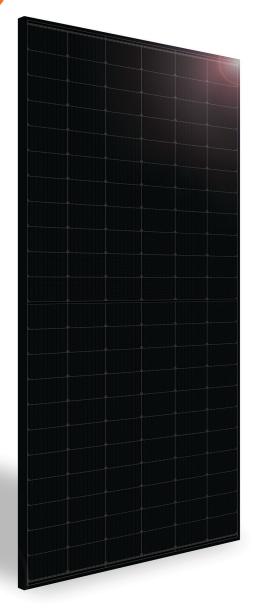
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SILFAB PRIME

SIL-400 HC+





RELIABLE ENERGY. DIRECT FROM THE SOURCE.

Designed to outperform.

Dependable, durable, high-performance solar panels engineered for North American homeowners.



SILFABSOLAR.COM















ELECTRICAL SPECIFICATIONS		400		
Test Conditions		STC	NOCT	
Module Power (Pmax)	Wp	400	298	
Maximum power voltage (Vpmax)	V	36.05	33.50	
Maximum power current (Ipmax)	А	11.10	8.90	
Open circuit voltage (Voc)	V	43.02	40.35	
Short circuit current (Isc)	А	11.58	9.34	
Module efficiency	%	20.2%	18.8%	
Maximum system voltage (VDC)		1000		
Series fuse rating A		20		
Power Tolerance Wp		0 to +10		

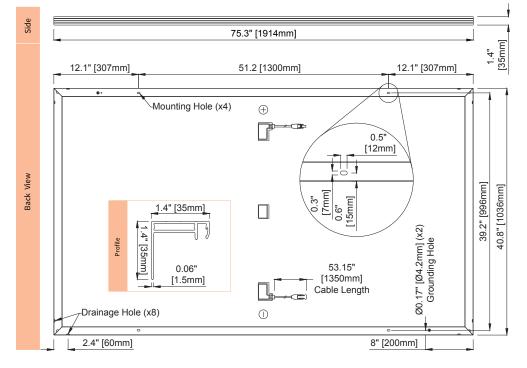
 $Measurement\ conditions:\ STC\ 1000\ W/m^2\bullet AM\ 1.5\bullet Temperature\ 25\ ^\circ C\bullet NOCT\ 800\ W/m^2\bullet AM\ 1.5\bullet Measurement\ uncertainty \leq 3\%$ $Sun simulator calibration reference modules from Fraunhofer Institute. Electrical characteristics may vary by \pm 5\% and power by 0 to \pm 10W. The properties of the properties$

MECHANICAL PROPERTIES / COMPONENTS	METRIC	IMPERIAL	
Module weight	21.3kg ±0.2kg	47lbs ±0.4lbs	
Dimensions (H x L x D)	1914 mm x 1036 mm x 35 mm	75.3 in x 40.8 in x 1.37 in	
Maximum surface load (wind/snow)*	5400 Pa rear load / 5400 Pa front load	112.8 lb/ft² rear load / 112.8 lb/ft² front load	
Hail impact resistance	ø 25 mm at 83 km/h	ø 1 in at 51.6 mph	
Cells	132 Half cells - Si mono PERC 9 busbar - 83 x 166 mm	132 Half cells- Si mono PERC 9 busbar - 3.26 x 6.53 in	
Glass	3.2 mm high transmittance, tempered, DSM antireflective coating	0.126 in high transmittance, tempered, DSM antireflective coating	
Cables and connectors (refer to installation manual)	1350 mm, ø 5.7 mm, MC4 from Staubli	53 in, ø 0.22 in (12AWG), MC4 from Staubli	
Backsheet	High durability, superior hydrolysis and UV resistance, multi-layer dielectric film, fluorine-free PV backsheet		
Frame	Anodized Aluminum (Black)		
Bypass diodes	3 diodes-30SQ045T (45V max DC blocking voltage, 30A ma	x forward rectified current)	
Junction Box	UL 3730 Certified, IEC 62790 Certified, IP68 rated		

TEMPERATURE RATINGS		WARRANTIES	
Temperature Coefficient Isc	+0.064 %/°C	Module product workmanship warranty	25 years**
Temperature Coefficient Voc	-0.28 %/°C	Linear power performance guarantee	30 years
Temperature Coefficient Pmax	-0.36 %/°C		≥ 97.1% end 1st yr
NOCT (± 2°C)	45 °C		≥ 91.6% end 12th́ yr ≥ 85.1% end 25th yr
Operating temperature	-40/+85 °C		≥ 82.6% end 30th yr

CERTIFICATIONS		SHIPPING SPECS	
2:20: Product IEC 6 6173	UL 61215-1:2017 Ed.1***, UL 61215-2:2017 Ed.1***, UL 61730-1:2017 Ed.1***, UL 61730-2:2017 Ed.1***, CSA C22.2#61730-1:2019 Ed.2***, IEC 61215-1:2016 Ed.1***, IEC 61215-2:2016 Ed.1***, IEC 61730-1:2016 Ed.2***, IEC 61730-2:2016 Ed.2***, IEC 61730-2:2016 Ed.2***, IEC 61701:2020 (Salt Mist Corrosion), IEC 62716:2013 (Ammonia Corrosion), UL Fire Rating: Type 2, CEC Listing***	Modules Per Pallet:	26 or 26 (California)
		Pallets Per Truck	34 or 31 (California)
Factory	ISO9001:2015	Modules Per Truck	832 or 806 (California)
Tuctory	1303001.2013		

- **A** Warning. Read the Safety and Installation Manual for mounting specifications and before handling, installing and operating modules.
- 12 year extendable to 25 years subject to registration and conditions outlined under "Warranty" at silfabsolar.com. PAN files generated from 3rd party performance data are available for download at: silfabsolar.com/downloads.
- Certification and CEC listing in progress. December 2022, expected completion.



SILFAB SOLAR INC.

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IQ8 and IQ8+ Microinverters

Our newest IQ8 Microinverters are the industry's first microgrid-forming, software-defined microinverters with split-phase power conversion capability to convert DC power to AC power efficiently. The brain of the semiconductor-based microinverter is our proprietary application-specific integrated circuit (ASIC) which enables the microinverter to operate in grid-tied or off-grid modes. This chip is built in advanced 55nm technology with high speed digital logic and has super-fast response times to changing loads and grid events, alleviating constraints on battery sizing for home energy systems.



Part of the Enphase Energy System, IQ8 Series Microinverters integrate with the Enphase IQ Battery, Enphase IQ Gateway, and the Enphase App monitoring and analysis software.



IQ8 Series Microinverters redefine reliability standards with more than one million cumulative hours of power-on testing, enabling an industryleading limited warranty of up to 25 years.



Connect PV modules quickly and easily to IQ8 Series Microinverters using the included Q-DCC-2 adapter cable with plug-n-play MC4 connectors.

names are trademarks of Enphase Energy, Inc. Data subject to change.



IQ8 Series Microinverters are UL Listed as PV Rapid Shut Down Equipment and conform with various regulations, when installed according to manufacturer's instructions.

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Easy to install

- Lightweight and compact with plug-n-play connectors
- Power Line Communication (PLC) between components
- Faster installation with simple two-wire cabling

High productivity and reliability

- Produce power even when the grid is down*
- More than one million cumulative hours of testing
- Class II double-insulated enclosure
- Optimized for the latest highpowered PV modules

Microgrid-forming

- Complies with the latest advanced grid support**
- Remote automatic updates for the latest grid requirements
- Configurable to support a wide range of grid profiles
- Meets CA Rule 21 (UL 1741-SA) requirements
- * Only when installed with IQ System Controller 2, meets UL 1741.
- ** IQ8 and IQ8Plus supports split phase, 240V installations only.

IQ8 and IQ8+ Microinverters

INPUT DATA (DC)	108-60-2-US	IQ8PLUS-72-2-US		
Commonly used module pairings ¹	w 235 - 350	235 – 440		
Module compatibility	60-cell/120 half-cell	60-cell/120 half-cell, 66-cell/132 half-cell and 72-cell/14 half-cell		
MPPT voltage range	v 27 – 37	29 - 45		
Operating range	v 25 – 48	25 – 58		
Min/max start voltage	v 30 / 48	30 / 58		
Max input DC voltage	v 50	60		
Max DC current ² [module lsc]	A	15		
Overvoltage class DC port		II		
DC port backfeed current	mA	0		
PV array configuration	1x1 Ungrounded array; No additional DC side protection	1x1 Ungrounded array; No additional DC side protection required; AC side protection requires max 20A per branch circuit		
OUTPUT DATA (AC)	1Q8-60-2-US	IQ8PLUS-72-2-US		
Peak output power	VA 245	300		
Max continuous output power	VA 240	240 290		
Nominal (L-L) voltage/range³	V	240 / 211 - 264		
Max continuous output current	A 1.0	1.21		
Nominal frequency	60			
extended frequency range	Hz	50 - 68		
AC short circuit fault current over 5 cycles	Arms	2		
Max units per 20 A (L-L) branch circuit ⁴	16	13		
otal harmonic distortion		<5%		
Overvoltage class AC port		III		
AC port backfeed current	mA	30		
Power factor setting		1.0		
Grid-tied power factor (adjustable)	0.85 le	eading - 0.85 lagging		
Peak efficiency	% 97.5	97.6		
CEC weighted efficiency	% 97	97		
Night-time power consumption	mW	60		
IECHANICAL DATA				
Ambient temperature range	-40°C to +	-40°C to +60°C (-40°F to +140°F)		
Relative humidity range	4% to	100% (condensing)		
OC Connector type		MC4		
Dimensions (HxWxD)	212 mm (8.3") x 175 mm (6.9") x 30.2 mm (1.2")			
Weight	1.	1.08 kg (2.38 lbs)		
Cooling	Natural convection - no fans			
Approved for wet locations		Yes		
Pollution degree		PD3		
Enclosure	Class II double-insulated, corrosion resistant polymeric enclosure			
Environ. category / UV exposure rating	NEM	NEMA Type 6 / outdoor		
COMPLIANCE				
	CA Rule 21 (UL 1741-SA), UL 62109-1, UL1741/IEEE1547, FC	C Part 15 Class B, ICES-0003 Class B, CAN/CSA-C22.2 NO. 107.1-01		
Certifications	This product is UL Listed as PV Rapid Shut Down Equipment and conforms with NEC 2014, NEC 2017, and NEC 2020 section 690.12 and C22.1-2018 Rule 64-218 Rapid Shutdown of PV Systems, for AC and DC conductors, when installed according to manufacturer's instructions.			

⁽¹⁾ No enforced DC/AC ratio. See the compatibility calculator at https://link.enphase.com/module-compatibility (2) Maximum continuous input DC current is 10.6A (3) Nominal voltage range can be extended beyond nominal if required by the utility. (4) Limits may vary. Refer to local requirements to define the number of microinverters per branch in your area.



FlashFoot2

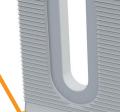
The Strongest Attachment in Solar

IronRidge FlashFoot2 raises the bar in solar roof protection. The unique water seal design is both elevated and encapsulated, delivering redundant layers of protection against water intrusion. In addition, the twist-on Cap perfectly aligns the rail attachment with the lag bolt to maximize mechanical strength.

Three-Tier Water Seal

Twist-On Cap

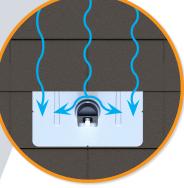
FlashFoot2's unique Cap design encapsulates the lag bolt and locks into place with a simple twist. The Cap helps FlashFoot2 deliver superior structural strength, by aligning the rail and lag bolt in a concentric load path.



FlashFoot2's seal architecture utilizes three layers of protection. An elevated platform diverts water away, while a stack of rugged components raises the seal an entire inch. The seal is then fully-encapuslated by the Cap. FlashFoot2 is the first solar attachment to pass the TAS-100 Wind-Driven Rain Test.

Single Socket Size

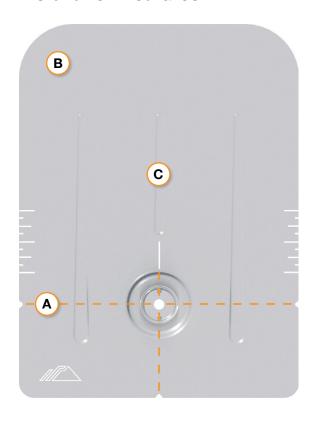
A custom-design lag bolt allows you to install FlashFoot2 with the same 7/16" socket size used on other Flush Mount System components.



Water-Shedding Design

An elevated platform diverts water away from the water seal.

Installation Features



(A) Alignment Markers

Quickly align the flashing with chalk lines to find pilot holes.

B Rounded Corners

Makes it easier to handle and insert under the roof shingles.

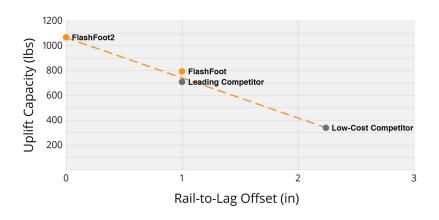
C Reinforcement Ribs

Help to stiffen the flashing and prevent any bending or crinkling during installation.

Benefits of Concentric Loading

Traditional solar attachments have a horizontal offset between the rail and lag bolt, which introduces leverage on the lag bolt and decreases uplift capacity.

FlashFoot2 is the only product to align the rail and lag bolt. This concentric loading design results in a stronger attachment for the system.



Testing & Certification

Structural Certification

Designed and Certified for Compliance with the International Building Code & ASCE/SEI-7.

Water Seal Ratings

Water Sealing Tested to UL 441 Section 27 "Rain Test" and TAS 100-95 "Wind Driven Rain Test" by Intertek. Ratings applicable for composition shingle roofs having slopes between 2:12 and 12:12.

UL 2703

Conforms to UL 2703 Mechanical and Bonding Requirements. See Flush Mount Install Manual for full ratings.



Flush Mount System



Built for solar's toughest roofs.

IronRidge builds the strongest mounting system for pitched roofs in solar. Every component has been tested to the limit and proven in extreme environments.

Our rigorous approach has led to unique structural features, such as curved rails and reinforced flashings, and is also why our products are fully certified, code compliant and backed by a 20-year warranty.



Strength Tested

All components evaluated for superior structural performance.



PE Certified

Pre-stamped engineering letters available in most states.



Class A Fire Rating

Certified to maintain the fire resistance rating of the existing roof.



Design Assistant

Online software makes it simple to create, share, and price projects.



UL 2703 Listed System

Entire system and components meet newest effective UL 2703 standard.



25-Year Warranty

Products guaranteed to be free of impairing defects.

XR Rails 🖶

XR10 Rail



A low-profile mounting rail for regions with light snow.

- · 6' spanning capability
- · Moderate load capability
- · Clear and black finish

XR100 Rail



The ultimate residential solar mounting rail.

- 8' spanning capability
- · Heavy load capability
- Clear and black finish

XR1000 Rail



A heavyweight mounting rail for commercial projects.

- 12' spanning capability
- · Extreme load capability
- · Clear anodized finish

Bonded Splices



All rails use internal splices for seamless connections.

- Self-drilling screws
- · Varying versions for rails
- · Forms secure bonding

Clamps & Grounding

UFOs



Universal Fastening Objects bond modules to rails.

- Fully assembled & lubed
- · Single, universal size
- · Clear and black finish

Stopper Sleeves



Snap onto the UFO to turn into a bonded end clamp.

- · Bonds modules to rails
- · Sized to match modules
- · Clear and black finish

CAMO



Bond modules to rails while staying completely hidden.

- Universal end-cam clamp
- Tool-less installation
- · Fully assembled

Grounding Lugs



Connect arrays to equipment ground.

- · Low profile
- Single tool installation
- · Mounts in any direction

Attachments

FlashFoot2



Flash and mount XR Rails with superior waterproofing.

- Twist-on Cap eases install
- · Wind-driven rain tested
- Mill and black finish

Conduit Mount



Flash and mount conduit, strut, or junction boxes.

- Twist-on Cap eases install
- · Wind-driven rain tested
- Secures ¾" or 1" conduit

Slotted L-Feet



Drop-in design for rapid rail attachment.

- Secure rail connections
- Slot for vertical adjusting
- · Clear and black finish

Bonding Hardware



Bond and attach XR Rails to roof attachments.

- T & Square Bolt options
- · Nut uses 7/16" socket
- · Assembled and lubricated

Resources



Design Assistant

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