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Advisory Bulletin AB-2019-07

Photovoltaic Rooftop Assemblies (PVRA)

On August 24, 2017, ARCA Warranty Ltd. issued a Technical Bulletin (TB-2017-05) on ARCA standards for installing photovoltaic rooftop assemblies on low slope roofs. It was communicated that ARCA Warranty Ltd. would issue ARCA Warranty Certificates on rack-mounted photovoltaic systems. The purpose of this Advisory Bulletin is to clarify some common misinterpretations.

1. Rack-Mounted Photovoltaic Systems

The ARCA continues to recommend rack-mounted photovoltaic systems be installed on low slope roofs.

Key elements of a rack-mounted photovoltaic system include;

- a. Ability to comply with roof assembly wind uplift standards.
- b. Reduced membrane damage.
- c. Access and clearance for proper roof maintenance.
- d. Access and clearance for regular and second year anniversary inspections.

2. Ballasted Photovoltaic Systems

When the roofing assembly is completed, inspected and recommended for ARCA Warranty Certificate issuance by an ARCA Accepted Inspector **prior** to the installation of ballasted photovoltaic equipment, an ARCA Warranty Certificate will be issued. If a roof area has a ballasted photovoltaic system installed **prior** to the final inspection being conducted, the area containing the ballasted photovoltaic system may be excluded from the ARCA Warranty Certificate.

Removal of the photovoltaic system to provide service access for leak detection and repairs is the responsibility of the building owner.

Once an ARCA Warranty Certificate has been issued, the ARCA will continue to honour the integrity and workmanship of the roofing system by the ARCA Contractor. If a leak develops in the waterproofing membrane as the result of the workmanship of the roofing contractor during the term of the warranty, it will be repaired.

If a leak develops in the waterproofing membrane due to the installation, service or performance of the photovoltaic system, the leak would be classified as damage by others and it would not be covered by the ARCA Warranty Certificate. This is treated the same as any other trade damage on the roof.

When planning for a Photovoltaic Roof Assembly (PVRA), special consideration should be given to the following to ensure the performance of your roof assembly.

- Allow clearances between arrays, roof penetrations and equipment for maintenance and inspection.
- Ensure roof drainage is not negatively impacted by the installation of PVRA equipment.
- Sensitive areas above computer rooms or key operational areas should be avoided as an emergency roof leak repair will take extra time as removal of the photovoltaic equipment must occur prior to the start of any roofing remediation.
- Local authorities should be consulted for fire and first responder requirements.