



2026 NYC SOLAR + STORAGE INSTALLER WORKSHOP

The following answers were provided by presenters from FDNY and NYC DOB to questions that were submitted during the Workshop. Additional questions and answers were addressed live and can be found in the recording: [2026 NYC Solar & Storage Installer Workshop](#)

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FDNY - Energy Storage System Approval Process

1. Will the 6th Ed. UL 9540A requirement be applied retroactively to products that already have their COA?

Generally, no. FDNY does not typically apply new testing editions retroactively to *existing, unchanged* deployments that hold a valid, unexpired Certificate of Approval (COA) and were permitted under the rules and/or code in effect at that time. However, COAs are subject to expiration (typically every 3 years). When a manufacturer applies to renew their COA, or if they alter the design, components, or battery chemistry of the system, the FDNY Technology Management (TM) unit will evaluate the application against the standards currently in effect at the time of that new submission. Therefore, to maintain a long-term market access in NYC, manufacturers will ultimately need to have their products comply with the latest standard.

2. ESS emergency e-stop: all ESS require an emergency e-stop/shutoff switch, which must be located a minimum of 10 feet from the ESS. The e-stop is typically installed near the FDC or the utility connection. Does this mean three 89L's are required for a behind the meter system (one at the BESS, one by the point of interconnection, plus the E-Stop/shutoff switch)?



Only one is required for the ESS. The purpose of the emergency shutoff (e-stop) and associated signage is to ensure that first responders can safely and quickly isolate the ESS during an incident. When you have a behind-the-meter system, FDNY requires clear, durable signage at all critical interaction points, so responding units are not guessing in a smoke-filled or high-stress environment. The e-stop should be 10 feet away from the ESS with proper signage, and that is easily accessible to firefighting personnel during an emergency. The preferred location for FDNY is at the utility meter for residential installations and near the FDC for large outdoor installations.

- 3. *The FDNY presenter stated that they have received sufficient industry input into the regulatory development process for mobile ESS that is currently underway. However, has FDNY and DOB engaged with the film industry for input? The film industry is actively seeking decarbonization pathways for motion picture and television shoots which would include widespread industry adoption of mobile ESS for on-site power but has identified key regulatory barriers in existing codes governing mobile ESS deployments. There is concern that important distinctions regarding the motion-picture industry's unique needs in deploying ESS (for example, frequent location changes, equipment size) may differ from the construction industry's needs and may not be reflected in the existing industry perspective.***

FDNY regularly engages with various industry stakeholders, including the CUNY Smart DG Hub and other working groups, to shape our regulations. While we acknowledge the film industry's push toward decarbonization and the logistical desire to use mobile ESS instead of diesel generators, FDNY's baseline remains strict: fire behavior does not change based on the industry using the battery. Mobile ESS deployments present unique challenges (e.g., they are transient, highly concentrated, often deployed in densely populated areas or tight streets, and require transporting fully charged lithium-ion systems). While operational nuances (like temporary deployment permits or specific setbacks for film sets) can be discussed during public comment periods for proposed Fire Code, the core safety requirements such as UL 9540 listing and rigorous UL 9540A thermal runaway mitigation will not be compromised. We encourage the film industry to formally submit comments during the Fire Code revision process if they haven't already.

- 4. *Due to lengthy and complicated battery installation permitting/compliance requirements customers are moving forward with plug-in battery solutions for their homes and/or apartments. Where does FDNY stand with safety for those plug-in kinds of systems?***



We are currently evaluating the safety of such products and the potential risks (fire, electrical, etc.) associated with their use in NYC. FDNY plans to meet with DOB and UL in the near future to address some of these concerns. If necessary, these issues may be considered in the next Fire Code revision process, and we encourage industry stakeholders to submit proposals for review. Consumers are encouraged to consult the U.S. Consumer Product Safety Commission (CPSC) website for information on the safety of battery products.

5. *Regarding FDNY requirements aligning with DOB requirements for smaller systems - DOB doesn't require fire suppression or alarming for systems less than 20kWh; but it seems like FDNY requires these for systems greater than 2kWh. Can you clarify this?*

For outdoor installations, the threshold for lithium-ion battery energy storage systems (BESS) would be for an energy capacity exceeding 2 kWh per Fire Department rule, 3RCNY Section 608-01. For indoor installations, the threshold for BESS would be for an energy capacity exceeding 1 kWh per Department of Buildings rule, 1 RCNY Section 3616-07. Regarding the fire suppression or alarming requirements for small outdoor BESS, there are no specific fire suppression system or alarming requirements in 3RCNY 608-01. For indoor BESS, fire suppression and alarming requirements can be found in FC 608 (FC 608.9.4.1).

FDNY – Fire Code Training Rooftop Access

1. *How can we tell if a building already has a variance?*

As of right now there is no way to tell if a building has a variance. That being said, any variance would be only for the exact conditions that were approved. Any work done on a rooftop that is non-compliant would still need a new variance even if the previous work had received one.

2. *What is the expected timeline for FDNY variance applications?*

Approximately 3-5 weeks for review. It varies heavily based on the number of applications submitted. It should also be noted that it can take multiple revisions cycles before a proposed design is found to be acceptable for variance approval.

3. *When does FDNY inspect a solar installation?*

Currently the Rooftop Access Unit does not inspect every solar installation. We currently audit the rooftop access variances we approve which includes solar as well as other equipment.



types. We may also inspect any sites that have been referred to us for possible noncompliant conditions or safety hazards. This may change in the future, but this is the current procedure.

- 4. *I recently installed a raised solar array on my roof. My solar contractor is telling me that FDNY will not be required on site for final inspection/signoff. Is this correct? What does final FDNY signoff look like to the customer?***

I cannot say that there are no other signoffs required but there are no sign offs or final inspections performed by the Rooftop Access Unit. There may, however, be an audit performed by the Rooftop Access Unit at a later date, in line with my answer to question 3.

It should be noted that Final signoff is a DOB term in job filing and sign off. If the site is non-compliant and requires variance application, DOB will require a FDNY variance to be filed and approved. If a job is self-certified by a PE or RA, and site found to be non-compliant to FC504.4 it will be subject to enforcement action.

NYC DOB – 2025 NYC Electrical Code Updates

- 1. *We've heard recent feedback from some inspectors that disconnects must be outdoors. Have there been any changes to requirements for outdoor disconnects?***

New section 230.85 requires 1- and 2- family dwelling unit to equip with an Emergency Disconnect in a readily accessible outdoor location. There is also a New York City Amendment, which added an Exception, for this section.

- 2. *For BTM (behind-the-meter) ESS systems that charge from the grid and not from PV, do we need a dedicated disconnect cabinet or can we use the inverter's integrated disconnect as the service-side isolation point?***

An integrated disconnect is permitted when installed in accordance with Sections 706.15 and 240.21 of the Electrical Code.

- 3. *How can an installer get a clarification on an electrical code requirement?***

An installer shall always consult with a New York State Licensed and Registered Professional Engineer first. If an interpretation / clarification is still needed, an electrician / engineer can submit a question to ECRIC, by following the instructions in ECRIC's website below:

<https://www.nyc.gov/site/buildings/codes/ecric.page>



- 4. Additional follow up to question addressed live: To shut down an Enphase system which has several strings of solar coming down into a combiner with 3 strings going to individual breakers outside. If the breakers are all next to each other would that count as your disconnect?**

Disconnect means must be installed in accordance with Part III of Article 690.

- 5. Can you clarify when Special Permissions are needed for solar & energy storage projects?**

Electrical special permission (or CCD1) will be needed, when an installation requires a variance from the Electrical Code. Hardship and safe alternative shall be provided with each CCD1 submission.

- 6. Can you confirm that electrical special permissions (CCD1s) are now going to be filed online through DOB NOW? And we will no longer have to go to the borough office?**

CCD1s for the 2025 NYC Electrical Code must be submitted through DOB NOW. CCD1s for the 2011 NYC Electrical Code must be submitted to the local Borough office by e-mail and use the CCD1 form (non-DOB NOW).

NYC DOB – Solar Updates on Permitting and Codes

- 1. What is an L2 and when would it be required?**

An L2 is a request submitted to address work without permit (WWP) violations which present an obstacle when filing for construction permits. An L2 is required prior to obtaining a construction permit.

- 2. Sometimes we encounter buildings with open violations that the owners do not want to resolve right now. How can we determine when we can or cannot install solar on that property?**

Open violations may prevent owners from obtaining any construction permits. The owner may submit an L2 request to address the violation. There are several categories under which a WWP violation may be waived, overridden or obtain a reduction in civil penalty.

Please visit the Department website for additional information.

<https://www.nyc.gov/assets/buildings/pdf/l2.pdf>



- 3. In the context of the zoning provision where an EIE project (either solar or storage) with a footprint larger than 10,000 square feet in an R-district would require BSA approval - can you clarify what the term “footprint” refers to?**

ZR 22-142 In all Residence Districts, energy infrastructure equipment shall be limited to an aggregate lot area of not more than 10,000 square feet.

Aggregate lot area refers to the sum total of all portions (Footprints) of the lot covered by the EIE.

- 4. Can more information be provided about allowing a property to receive a second property tax abatement? If a property previously received a solar abatement prior to 2024, are they now eligible for a storage abatement?**

In accordance with Title 4C definition of eligible buildings and confirmed by 1 RCNY 105-02 (g) after January 1st, 2024, buildings are eligible for more than 1 tax abatement.

- 5. Some Architects are using dormers, especially on pitched roofs, to avoid needing to meet the 4kW minimum for solar system installations required by local laws 92 and 94. Is there anything DOB is doing to deal with this issue since it seems like a loophole to bypass the solar requirements of local law 92 and 94?**

The DOBs input in the design of a building/ rooftop is limited to its compliance with the bulk provisions outlined in the zoning resolution and the building code.

- 6. When do solar systems need to be commissioned?**

The energy code section C408.2 indicates that commissioning is required for renewable energy systems with a generating capacity of 25KW and above.

- 7. How is this requirement met?**

A compliance statement must be indicated on the construction documents submitted for review and in the DOB-Now system. The actual compliance process is outlined in the energy code section C408 and subsections.

- 8. Can you help clarify the difference in the withdrawal process for jobs filed in eFiling vs. DOB NOW?**

Efiling jobs or BIS jobs are filed with a PW1 document. DOBNOW withdrawals are done via the portal/ help ticket.



9. *Has a consistent, and efficient, withdrawal process been enacted?*

Yes, for the most part -

https://www.nyc.gov/assets/buildings/pdf/supersede_and_withdrawal_guide.pdf

All withdrawals that require an inspection based on the tech reviewer are done via inspections.

10. *The requirement for PFAS (Personal Fall Arrest Systems) seems very new. Are these for permanent or temporary anchors? How does that work with fire access and clear paths?*

Please see below link to Buildings bulletin issued 2023 regarding Fall Arrest Systems

https://www.nyc.gov/assets/buildings/bldgs_bulletins/bb_2023-008.pdf

11. *Is a snow and/or ice guard required on residential solar panel installations on pitched roofs in NYC? Are they required on PV parking canopies?*

The NYC building code does not currently address snow and ice guards on pitched roofs and canopies.

12. *I recently installed a raised solar array on my roof. My solar contractor is telling me that FDNY will not be required on site for final inspection/signoff. Is this correct?*

While FD review and approval may be required for some non-compliant roofs, and FDNY inspection is not required for signoff of solar installations.

13. *Will DOB do an inspection?*

DOB conducts an inspection if a Tax abatement is being sought. Applicant of record has the option to conduct the final signoff for non-Tax abatement projects.

14. *What does the final DOB signoff look like to the customer? I have DOB approved permits and ConEd PTO, but no final signoff.*

The Applicant of record must submit request for sign-off to the DOB inspection unit.

15. *We have seen consistency issues with plan approvals, and LOC approvals. Some auditors require the DOBNOW Job Number to be listed on all documents (not just the plans), others pass QA and approve plans without this. Can you clarify this requirement?*

It is not a code requirement to list job numbers on all documents; however, this may facilitate a more expedient review and approval process.



16. With LOCs we consistently get rejections for non-PTA jobs stating that it must be submitted as PTA, or them rejecting Con Ed PTO letters stating they are not actual PTO letters. How do we drive consistency through these reviews in DOB NOW and best address these kinds of issues?

This may be an issue with consistency/ training across plan examination and signoff units. The department is always working towards a more efficient and seamless review and signoff process. Thank you for your patience.

17. 10" max projection from rear wall may not be feasible when you consider the width of one typical solar panel angled to the sun with all mounting clips, rails, flashing, and hand access for wiring. Is there any leeway here?

Although this is not very common design option, it is a zoning provision that the DOB cannot override.

18. Is the guardrail requirement only for flat roofs?

Guard rails are required for flat roofs buildings including roofs of buildings in R-3 occupancies (one and 2 family buildings) with shallow pitch (less than 9.5 degrees) See FC 504.4.9.

Con Edison

1. What are the key steps or requirements for a company to transition into larger infrastructure scopes within your project or to effectively partner as a subcontractor with electrical contractors performing service upgrades?

Please contact our mainline at 1-800-752-6633

2. How are you currently approaching the use of drones? Are there any restrictions or opportunities for applications like inspection, mapping, geothermal surveying, or infrastructure monitoring?

For questions related to drone utilization please call 1-800-752-6633



3. Are all utilities owned by Con Edison, such as O&R, included in the policies and procedures outlined here?

This workshop was strictly about ConEdison and the discussion may not apply to other utilities serving separate territories such as O&R.

4. Can Con Edison please clarify what Non-Volumetric Time of Use billing does to net metering credits for commercial buildings? We've seen numerous customers have higher bills and not get their solar savings as promised, since this new billing type has been introduced.

For this type of net metering, solar generation can offset energy usage, but it does not reduce demand charges. As a result, peak demand may still occur during periods when solar production is low or zero. Therefore, even when the PV system is operating as intended, there may be little to no visible savings on demand charges.

5. Can you tell us more about what's different in this new BYOB battery program?

This program allows small ESS to participate in demand response by dispatching energy from the ESS into Con Edison's systems during periods of peak need or other system constraints ("event") that Con Edison will compensate the storage owner for.

To participate in the BYOB Program, customers must:

- A. Be a Con Edison electric customer with an active account number.
- B. Have a permanently installed, internet-connected ESS with a 50 kW AC or less power rating.
- C. Use an ESS brand and service provider included in the list of eligible systems published on Con Edison's website starting June 15th.
- D. Opt out of receiving DRV and LSRV68 compensation included in the Rider R Value Stack Tariff before participating in the BYOB Program (if a Rider R Value Stack Tariff customer). Opting out of DRV and LSRV is a one-time, irreversible decision that can be made at any point during a project's Value Stack compensation term. Community distributed generation and net metering customers are eligible to participate in Our ConEdison team will have more information available on our website (coned.com) starting on June 15th.



- 6. *It was mentioned that net metering provides a 1-for-1 payback for energy that the customer generates, which is not quite correct. Con Ed service and delivery charges keep increasing and customer bills keep going up. Why aren't solar customers credited for the same delivery and service charge that Con Ed charges?***

Net metering value does increase with supply and delivery rate increases. Customers are billed on net monthly usage, so there is no separate valuation for Solar energy. According to NYS PSC regulations, the costs for certain public policy programs, including clean energy programs and energy affordability programs, are non-bypassable and are assessed from Solar PV customers through a monthly Customer Benefit Contribution (CBC) charge, presently \$1.41/kW-dc of PV. If you have questions about a specific bill or PV installation, you can email the team at customerservice@valuestack.coned.com and we'd be happy to look into it for you.