



# Solar BOT Scope Book

## Appendix 12

### O&M Structure Requirements

| REVISION RECORD |                 |                        |                                                   |
|-----------------|-----------------|------------------------|---------------------------------------------------|
| Revision No.    | Approval Date   | Section / Page Revised | Reason / Description of Change                    |
| 0               | 9/14/2023       | All                    | Original Publication                              |
| 25-1            | 5/19/2025       | All                    | Editorial Updates                                 |
| 26-1            | 3/3/2026        | All                    | General Updates                                   |
| <u>26-2</u>     | <u>4/13/206</u> | <u>All</u>             | <u>Wind Speed Risk Category for RFP Submittal</u> |
|                 |                 |                        |                                                   |
|                 |                 |                        |                                                   |

## Appendix 12: O&M Structure Requirements

### Optional O&M Building

Buildings at the Project Site shall be designed in accordance with the requirements of all laws, International Building Code (IBC), ASCE 7 risk category III and applicable permits. Adequate spatial separation shall be provided to other assets to prevent secondary damage per NFPA-80a, assuming no fire department mitigation.

- 4,000 sq ft minimum footprint (3,500 sq ft min warehouse space) – an additional 500 sq ft for each 50 MW<sub>ac</sub> over 100 MW<sub>ac</sub>.
- Concrete slab shall be a minimum of 6 inches thick with #4 rebar spaced at 12 inch O.C. each way and sealed.
- 14 foot minimum eave height.
- Roof pitch will be a minimum of 1:12.
- Gutters/downspouts with simple trim shall be installed.
- Min (2) insulated overhead roll-up doors of at least 12 ft x 12 ft.
- Min (3) man doors (one at each roll up door and one inside office area).
- All utilities including phone/fiber, electricity, water, sewer, and gas if applicable.
- Fire extinguisher(s) placed per NFPA-10
- Air conditioned space to include at a minimum:
  - Minimum 8 ft ceilings.
  - Minimum 2 inch x 4 inch x 8 ft studs with 2 inch x 6 inch ceiling joist with no exposed framing.
  - Two offices.
  - One bathroom with sink and toilet.
  - One hot water heater.
  - Common area with room for fridge, counter space, meeting table, and 6 chairs.
  - Receptacles shall be properly placed to code, 2 data drops, A/C and water heater drops (if applicable) and minimum 200 Amp single phase overhead service.
  - 8 ft x 10 ft locked storage room for climate controlled stored items.
  - One direct to outside man door.
  - Non combustibile insulation and finished/painted drywall interior and exterior walls (minimum ½" drywall complete with molding).
- Metal Building Requirements
  - Concrete slab shall have minimum 2 ft x 2 ft x 2 ft pier footings at each metal building column and 1 ft x 1 ft perimeter footing.
  - Roof panels shall be a minimum of 26 ga. PBR Galvalume finish w/Zac screws.
  - Wall panels shall be minimum of 26 ga. PBR ACI 2000 color finish w/standard screws.
  - 3" VR non combustibile metal building insulation in walls and roof.
  - Gutters and downspouts shall be a minimum 26 ga. and ACI 2000 color finish.