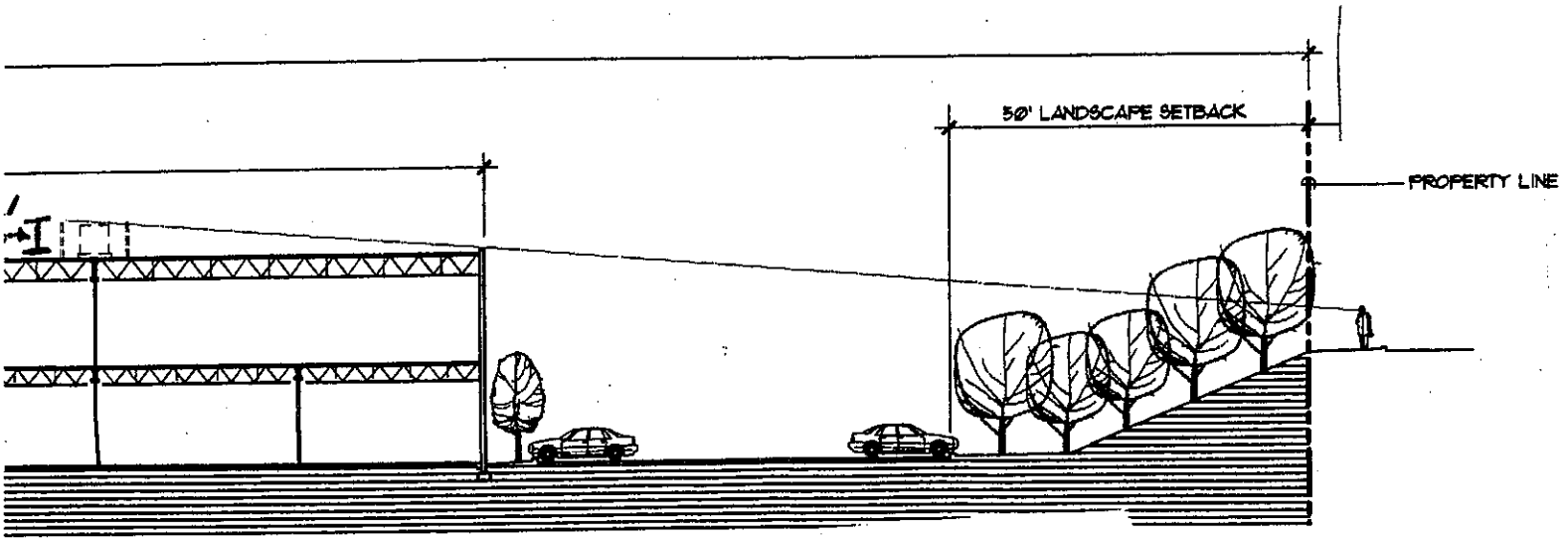
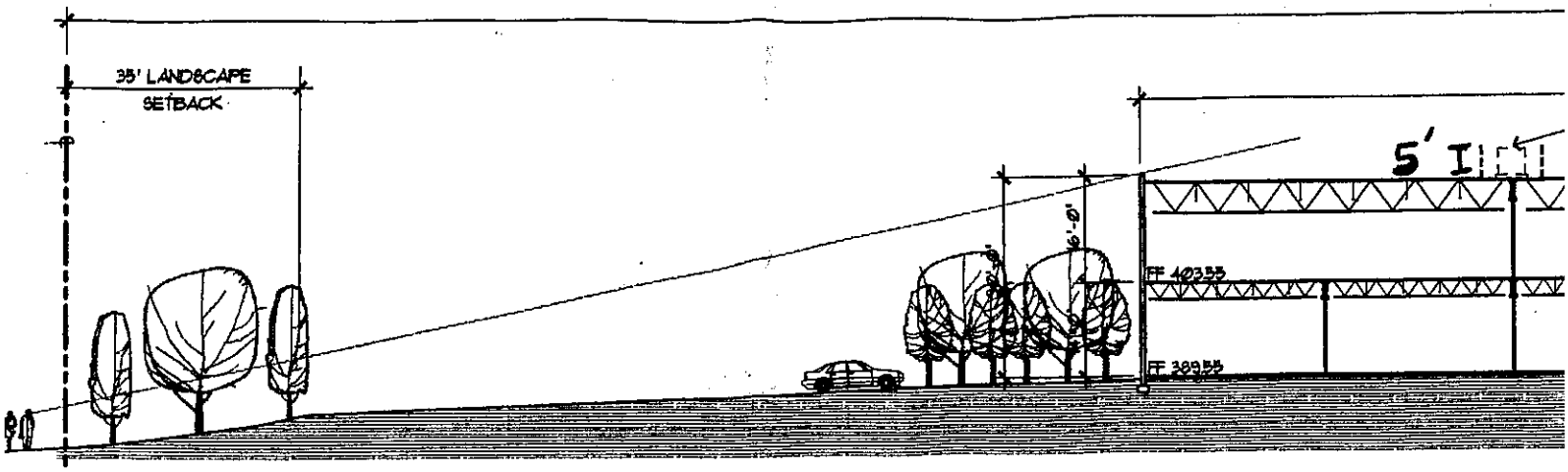
City of Carlsbad
Planning Department

SCREENING OF EQUIPMENT:

Exterior components of plumbing, processing, heating, cooling, and ventilation systems (including but not limited to piping, tanks, stacks, collectors, heating, cooling, and ventilating equipment fans, blowers, ductwork, vents, louver, meters, compressors, motors, incinerators, ovens, etc...) shall not be directly visible from a height of five feet from the closest building wall on any lot. Scaled elevations of all such equipment, as well as screening materials, are required on all site plans. See example below.

EXAMPLE OF SCREENING MATERIAL DISPLAY:





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CITY OF CARLSBAD
POLICIES AND PROCEDURE

NUMBER: 80-6	SUBJECT: ROOF MOUNTED EQUIPMENT
EFFECTIVE: 5/1/92	SECTION: BUILDING DEPARTMENT
SUPERSEDES: 80-6(9/10/80) 80-6(5/01/81)	

PURPOSE: PROVIDE INSTALLATION STANDARDS FOR ALL ROOF MOUNTED EQUIPMENT AND PENETRATIONS ON COMMERCIAL AND INDUSTRIAL BUILDINGS.

INTENT:

A. Maintain roof integrity.
B. Prevent hazardous condition to firemen who must fight fire on the roof.
C. Provide an installation that is aesthetically sensitive to the building and the adjoining properties.

POLICY:

1. All equipment shall be concealed from view and the design* shall meet the approval of the Planning Department.
2. All equipment shall be specifically designed and approved for exterior use and shall be approved by the City of Carlsbad Building Department.
3. All roof mounted equipment shall be on a platform which shall be an integral part of the roof--flashed and waterproofed. When a screen is approved, it shall have as few roof connections as possible and be structurally adequate.
4. All electrical, plumbing, mechanical duct work and related piping shall be inside the building and not on the roof. All connections related to equipment shall be made in the same roof opening on the platform or have the prior approval from the building official.
5. Sewer vents shall be brought to one main vent below the roof and have one penetration where restrooms or other plumbing fixtures are back to back or in the general proximity.
   Air exhaust fans and other equipment shall be within the building and use the same roof opening where restrooms and other equipment are back to back or in general proximity.
6. Existing buildings and equipment, remodel or replacement, shall meet the above regulations or shall have the prior approval from the building official.
7. Where new equipment is installed, unused or abandoned equipment, including all roof mounted piping, electrical, mechanical, duct, and other related appurtenances shall be removed from roof and unused openings properly sealed to maintain roof integrity.

*The architect should, through design, conceal the heating/AC unit and other equipment whether they are on the roof or elsewhere.

tiated By: Approved By: