



COMMERCIAL ROOF-TOP MECHANICAL EQUIPMENT CHANGE-OUTS

GENERAL REQUIREMENTS

1. Submit through the City's Online Permit Portal, a vicinity map and roof plan.
2. Mechanical equipment shall be set on approved curbs or platforms.
3. Mechanical equipment exceeding 200lbs in weight and screening on roofs requires structural calculations and roof framing plan and structural details to be submitted for plan check approval. All equipment shall be securely fastened in place for vertical and horizontal loads.

STRUCTURAL PLAN REVIEW

Under 200lbs

Units weighing 200lbs or less requiring no structural alterations will not require a structural plan check review.

200lbs – 400lbs

Replacement units weighing between 200lbs and 400lbs with no structural alterations being made shall require a letter from an appropriately licensed contractor on business letterhead, certifying the weight of each unit to be removed and the lesser weight of each respective replacement unit. The contractor must also certify that structural elements supporting each unit are sound.

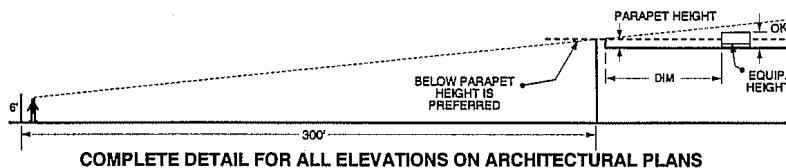
400lbs or more

Replacement units weighing 400lbs or more will require structural engineering calculations and drawings, prepared by a California registered civil engineer or licensed architect to be submitted for plan check review and approval.

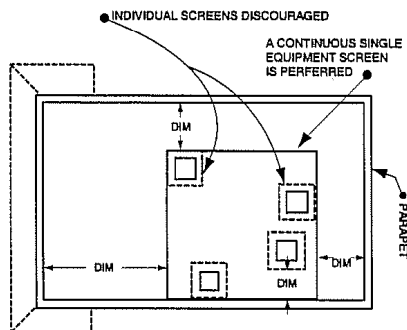
SCREENING

Equipment may be required to be screened if visible from public view.

INDUSTRIAL & COMMERCIAL ROOF MOUNTED EQUIPMENT DETAIL

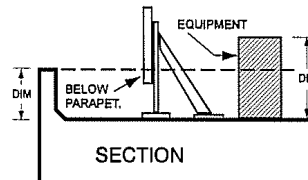


ROOF PLAN REQUIRED ON ARCHITECTURAL PLANS



SCREEN DETAIL REQUIRED ON ARCHITECTURAL PLANS

1. DESIGN SHALL MATCH BUILDING MATERIAL, TEXTURE & COLOR
2. EXTERIOR PLYWOOD, CORRUGATED METAL OR METAL MESH IS NOT PERMITTED
3. PROVIDE MAN DOOR INTO ENCLOSURE
4. STRUCTURAL PLAN SHALL SATISFY BUILDING SAFETY DIVISION & ORANGE COUNTY FIRE AUTHORITY REQUIREMENTS



Laguna Hills Municipal Code 9-40.090 Screening

Any equipment, whether on the roof, side of structure, or ground, shall be screened. The method of screening shall be architecturally compatible in terms of materials, color, shape, and size. The screening design shall blend with the building design and include landscaping when on the ground.

All roof-mounted equipment, except for solar panels meeting standards of the California Building Code, including but not limited to air conditioning units, lighting fixtures, and mechanical equipment, shall be shielded and architecturally screened from view from on-site parking areas, adjacent public streets, and adjacent residentially zoned property. The screening material must be compatible with and integrated into the architectural design of the structure.