



TOWN OF TIBURON

Administrative Policy and Procedure

Number: 2006-03
Effective: July 26, 2006
Authority: Director of Community Development

Standards for Air Conditioning Units and Similar Mechanical Equipment

PURPOSE:

To provide guidance for Site Plan and Architectural Review of air conditioning units and similar mechanical equipment.

BACKGROUND:

Many properties in Tiburon contain windows and/or outdoor living or outdoor use areas that are in close proximity to adjoining properties. Commercial uses are also occasionally located near residential properties. The installation of air conditioning units or other similar mechanical equipment may potentially have adverse noise and aesthetic impacts on neighboring properties. For these reasons, Site Plan and Architectural Review approval is required for installation or relocation of exterior air conditioning or heating (HVAC) units, generators, or similar noise-generating mechanical equipment, pursuant to Title IV, Chapter 16, Section 16-52.020(B)(3) of the Tiburon Municipal Code.

POLICY:

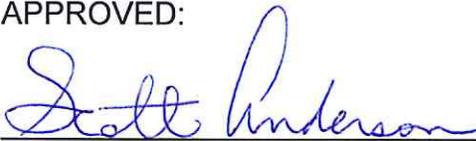
In determining the completeness of, and in reviewing the merits of, Site Plan and Architectural Review applications involving air conditioning units or similar noise-generating mechanical equipment, the Director or his designee shall require sufficient information to find the following prior to approval:

1. For residential properties, the proposed equipment (in aggregate) would not generate more than 65 decibels according to the manufacturer's specifications. If the specifications exceed 65 decibels, noise baffles or other sound reduction methods shall be required to reduce the noise output to 65 decibels at a distance of five (5) feet, or would reduce the decibel level to 55 at the nearest property line. The burden shall be on the applicant to demonstrate compliance. The applicant must provide a certified letter from an acoustical consultant or a

certified mechanical engineer to show compliance.

2. For non-residential properties, the proposed equipment (in aggregate) would (according to the manufacturer's specifications) comply with the "Normally Acceptable" noise exposure limits contained in the Noise and Land Use Compatibility Guidelines (below) of the Tiburon General Plan for the designated land use category. If the specifications exceed the "Normally Acceptable" limits, noise baffles or other sound reduction methods shall be required to reduce the noise levels to comply with these limits. The burden shall be on the applicant to demonstrate compliance.
3. The proposed equipment (if ground-mounted) has adequate screening to substantially conceal it from view from adjacent properties and public right-of ways by means of landscaping and/or fencing.
4. The proposed equipment does not exceed a total of two (2) such units if exclusively serving residential uses.
5. The location of the proposed equipment minimizes the noise and aesthetic impacts upon adjoining properties. If this criterion is not met, then a qualified acoustical consultant or a certified mechanical engineer shall certify in writing that the proposed equipment cannot feasibly be placed in another location that would minimize noise and aesthetic impacts on adjoining properties.

APPROVED:



Scott Anderson
Director of Community Development

7-26-2006

Date

*Revised 11-2-2010 to cite updated TMC section
Revised 3-2-2015 to update compliance check*

NOISE AND LAND USE COMPATIBILITY GUIDELINES

Land Use Category	Community Noise Exposure, Ldn or CNEL, in dB						
	55	60	65	70	75	80	85
Residential (interior noise levels not to exceed 45 dBA Ldn)							
Transient Lodging, Motels, Hotels							
Schools, Libraries, Churches, Hospitals, Nursing Homes							
Auditoriums, Concert Halls, Amphitheaters							
Sports Arenas, Outdoor Spectator Sports							
Playgrounds, Neighborhood Parks, Tennis Courts, Outdoor Recreation							
Water Recreation, Riding Stables, Golf Courses, Cemeteries							
Office Buildings, Business, Commercial & Professional							
Industrial, Manufacturing, Utilities, Agriculture							
	<p>Normally Acceptable: Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.</p>						
	<p>Conditionally Acceptable: New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design.</p>						
	<p>Normally Unacceptable: New construction or development should be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.</p>						
	<p>Clearly Unacceptable: New construction or development clearly should not be undertaken.</p>						

Source: *Tiburon 2020* (General Plan Noise Element, p. 7-2)