



Attention
City of Issaquah AC unit/ Heat Pump Code Changes Effective Immediately:
Decibel Ratings

Date: July 31, 2024

From: Sarah Hoey, IHCA Director

Re: Title 18: Air conditioner / Heat pump Code change from the City of Issaquah,
Community Planning and Development

The city has recently updated the Title 18 code ordinance regarding air conditioners and heat pump noise levels to align with Washington State law.

Notable changes:

- Washington State Legislature WAC 173-60-040 adopted noise code limits to 55 decibels during daytime and 45 decibels during night time hours (this is for any residential property).
- Our current decibel rating is 75 in the IHCA rules, which was city of Issaquah previous requirements.

Please contact the city of Issaquah permitting department with any questions on their permitting processes. IHCA will adopt the new standards into our governing documents after due process in our Use, Rules and Restrictions in the 1st quarter of 2025.

City of Issaquah Website: <https://www.issaquahwa.gov/146/Permitting> telephone: 425-837-3100.



ISSAQUAH HIGHLANDS
**COMMUNITY
ASSOCIATION**

ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION

ARCHITECTURAL REVIEW COMMITTEE

Application for Air Conditioning, Heat Pumps and Generators

Notice of Liability Waiver for all ARC Applications

The Architectural Review Committee (ARC) review process is focused on aesthetic considerations and ARC has no responsibility for structural integrity, engineering, or soundness of construction of approved plans or contractors. ARC does not review drawings or construction for code or easement compliance, water intrusion, indoor air-quality, life safety, slope stability, structural issues, methods and means or project costs. The ARC has no responsibility for the efficacy, integrity, engineering, construction or installation of drainage systems or facilities. This approval is for ARC purposes only and additional permitting and approvals may be required from the City of Issaquah or King County. This approval does not replace Federal, State, City or County regulations or King County Building Codes, City of Issaquah Building Codes, or other applicable regulations used by the County or the City in their permit review of projects at Issaquah Highlands.



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There MAY be up to a \$75 charge if IHCA landscape staff have to visit your home to inspect, remove or otherwise alter common area landscaping in order for your AC unit to be safely installed.

Issaquah Highlands Application for Air Conditioners, Heat Pumps, Generators

Owner Name: _____

Date Submitted: _____

Address: _____

Division #: _____ Lot #: _____

Phone Number: _____

Email: _____

Alternate Phone: _____

Estimated Completion Date: _____

Type of Work Proposed (check all that apply)

- Central Air Conditioning
- Heat Pump
- Window AC
- Generator

Type of Screening:

Decibel Level: _____

Fencing

Landscaping

*A sound blanket may be required

Location: _____

Type of plants: _____

Distance from neighbor's property line: _____

Existing Fence

Make & Model: _____

New Fence (fence application is attached)

Required Attachments:

- Manufacturer information showing decibel level, make, model
- Photo of proposed location
- Plat plan showing exact location of air conditioner unit labeled with distances to property lines

Approved Application

Approved App with Conditions

Denied App

Reasons/Conditions: _____

Committee Member: _____ Date: _____



Air Conditioners and Heat Pumps

Installation of a mechanical condenser unit on an external concrete pad needs prior ARC approval to meet criteria and will require landscape screening or fencing to mitigate sound that may impact neighbor(s). Concrete condenser pads may only be located on the side or in the back of a home on the homeowner's lot, and when feasible, with at least a five (5) foot set back from the neighbor's property line. Tubing and wiring attached to the home must be painted to match the house color. The unit's noise rating must be below seventy-five (75) decibels. Air conditioner sounds blankets may be required to cover the units. Requests from condominium homeowners must be submitted with written approval from the condominium association's Board of Directors in order for the request to be eligible for consideration.

(Per City of Issaquah ordinance, decibels on AC units & heat pumps may not exceed 55)

Window AC Units

Window air conditioning units must be mounted flush with the window and are not allowed to protrude externally. They must have a noise rating of seventy-five (75) decibels or less and, where visible from the outside, blend with the house's décor.

(Per City of Issaquah ordinance, decibels on AC units may not exceed 55)

Generators

For rules regarding the installation of generators, please contact the ARC.

(Per City of Issaquah ordinance, decibels on generators may not exceed 55)

General Air Conditioner Requirements:

1. Unit must be approved by the ARC prior to installation
2. Unit must have a noise rating below seventy-five (75) decibels
3. Unit must be located on the side or in the back of a home on the homeowner's lot
 - a. Unit must be at least five (5) feet from neighbors' property line
4. All visible tubing and wiring must be painted to match the house color

(Per City of Issaquah ordinance, decibels on AC units may not exceed 55)



SUBMITTAL CHECKLIST

- **Site Plan:** Submit a copy of a site plan. This is most easily prepared by submitting a copy of your property plat. Proposed changes/additions should be indicated, including dimensions and distances from adjacent properties and houses. All proposed changes must be contained within your property and meet minimum set-back requirements. It is your responsibility to verify this information.
- **Technical Specifications:** Must provide technical specification sheet showing maximum decibel levels.
- **Drawings and Photographs:** A drawing of your proposed change/addition must be provided. Where applicable, submit manufacturer's literature or photographs as well as freehand or mechanical drawings. Include a photo of the proposed yard placement
- **Neighbor Notification:** The attached Courtesy Notice must be completed and given to every neighbor that surrounds your home. Checking this box signifies that this has been completed.
- **Third Party Comments:** If a neighbor has concerns with your proposed work, they will have seven (7) days from the date of their notification to register their concerns with the Architectural Review Committee in writing. The ARC will then consider their concerns along with your application. Ultimately, however, the ARC decision will be based on the standards set forth in the Issaquah Highlands Architectural Standards, the Urban Design Guidelines, and the CC&Rs.
- **Dates:** The estimated start date and completion date of the proposed work must be included on the application. You work must be completed within one (1) year after the commencement per the CC&Rs.
- **Review Fee(s):** No fee is required if the form is completed fully.

NOTICE: IT IS THE RESPONSIBILITY OF THE HOMEOWNER TO DETERMINE IF GOVERNMENT BODY (CITY OF ISSAQUAH, ETC.) APPROVAL IS NEEDED IN ADDITION TO ARC APPROVAL DOES NOT INCLUDE GOVERNMENT APPROVAL AND APPROVAL BY A GOVERNMENT BODY DOES NOT RELIEVE THE HOMEOWNER FROM OBTAINING ARC APPROVAL.



ACKNOWLEDGEMENT OF APPLICANT

I understand that construction of certain projects requires that I obtain a City of Issaquah/King County (and possibly other government jurisdiction) building permit(s). Approval of the proposed work by the ARC does not affect or remove that requirement. ARC review is based on ARC'S internal guidelines and does not specifically apply the guidelines of the City of Issaquah, King County or any other applicable governmental entity.

I understand that starting any work prior to written ARC notification or approval is not allowed and that if alteration or construction is done and this application is not approved, I may be required to return the property to its former condition at my own expense and I may be required to pay all legal expenses incurred by myself and/or the Issaquah Highlands Community Association if legal action becomes necessary.

I understand that members of the Architectural Review Committee may enter my property to make reasonable inspection of the proposed work locations only with my prior approval and I hereby give my permission for that. Without this approval, the ARC may be forced to deny the proposed work due to lack of facts on which to base a decision.

I am aware of the Issaquah Highlands Covenants, Conditions and Restrictions, Design Guidelines, Standards and Architectural Review in regards to the review process.

The proposed work must be complete within one (1) year of commencement of construction per the CC&Rs.

I understand that approval is contingent upon all work being completed in a workman-like manner with quality equal to or better than the original home construction.

I understand that if I disagree with the ARC ruling, I may appeal the decision as outlined in the Submittal Requirements section of the Architectural Review Committee Guidelines, Criteria, and Procedures.

I understand that if my application is incomplete and returned with a request for more information, I have sixty (60) days to complete the application.

****Notice: Work shall not commence until you have received written notice of your application's approval. If work is commenced prior to receipt of written of approval, any work costs or inconvenience costs are the responsibility of the homeowner.**

Owners Signature: _____ Date: _____



ISSAQUAH HIGHLANDS
**COMMUNITY
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COURTESY NOTICE

Owner is responsible for distributing this notice to every homeowner surrounding your yard

Owner Name: _____

Date Submitted: _____

Address: _____

Division #: _____ Lot #: _____

Phone Number: _____

Email: _____

Alternate Phone: _____

Estimated Completion Date: _____

Project Description:

Type of Work Proposed (check all that apply)

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Decibel Level: _____

Fencing Landscaping

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