



ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION

ARCHITECTURAL REVIEW COMMITTEE

Application for Air Conditioning, Heat Pumps and Generators

City of Issaquah Decibels Rating Requirement for Equipment

The City of Issaquah decimal ratings state that air conditioning units may not exceed 55 decimals of noise during the day and 45 decimals of noise at night in accordance with City of Issaquah and Washington State law. Malfunctioning AC units which emanate noise and odor are not allowed.

Note: Any IHCA ARC approvals are for internal processes only. Additional permitting and approvals may be necessary from the City of Issaquah, King County or Condominiums. This approval does not replace Federal, State, or City/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.



For supplemental neighborhoods only: A service fee of up to \$75 May be charged if IHCA landscape staff is needed to inspect, remove, or otherwise alter, landscaping or irrigation 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

List type of Screening to be installed, if applicable:

Decibel Level: _____ ☐ Fencing ☐ Landscaping
*Max 55 decibels per city of Issaquah.
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

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- ☐ 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 fifty-five (55) decibels.

Temporary Window Air Conditioning Units

- They must have a noise rating of below fifty-five (55) decibels.
- Temporary window air conditioning units, which protrude externally, can be used without ARC approval when the weather reaches 80 degrees Fahrenheit.
- Temporary units must be removed from windows by October 15th.

Whole House Permeant Generators

- Portable generators required for power outages do not require ARC approval.
- Please follow Eastside Fire and Rescue fire code ordinances for safe use practices.
- Whole house units must be approved by the ARC prior to installation.
- Whole house units must have a noise rating below fifty-five (55) decibels.
- Whole house units must be located on the side or in the back of a home on the homeowner's lot.
- For whole house units, paint tube and wiring to match house exterior colors.



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.

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: _____



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)

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

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