Rooftop Mechanical Screening

CITY COUNCIL WORKSHOP
OCTOBER 22, 2018
Current Code

- Section 134-1276(t)(2)

“All rooftop mechanical units shall be screened from streets, R, PUD and PBP districts by the use of an opaque screening material compatible with the building or architecturally designed screening such as a parapet wall. The screening of the rooftop elements shall be designed to blend with the building and roof materials. Additional screening may be required due to topographic differences in adjoining properties.”

- Applied to new construction and new equipment on existing buildings.
Examples
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Proposed Code

- Section 135-2.5.3 - Rooftop Mechanical Equipment

“Any rooftop mechanical equipment, such as but not limited to vents, ventilators, and skylights, and excluding solar energy and wind energy conversion systems, shall be located consistent with one of the following methods:

- A) incorporate equipment into the roof design consistent with 135-1.17.

  pitched roof – recessed within pitch with no visibility on street elevation
  parapet roof – located towards the rear or interior of the parapet roof
  flat roof – located behind the interrupting vertical wall with no visibility on any street elevation
  tower roof – no rooftop mechanical allowed

- B) set the equipment back a minimum of 20 feet from any public way facade so it is not visible from adjoining public right-of-way.

- C) to the extent practicable, all rooftop mechanical equipment shall be painted to blend with the structural roof and limit its visibility.
Examples
Alternate Proposed Code

- Revise 135-1 Roof Types and 135-2.5.3 Rooftop Mechanical Equipment to require “360-degree screening that is equal to the height of the equipment. It can consist of material that is integral to the building (e.g. parapet wall) or be of a metal screening material that is architectural in quality such as louver or mesh panels.”
Relief Processes

- Current Code – request Variance from BOA
- Proposed Code – Type 2 review by P&Z. Appeal to Council if applicant disagrees with P&Z decision.
Questions/Comments

Council Direction

THANK YOU