

Summary of Mechanical Equipment Noise and Garage Screening Amendments to the Construction Code

January 10, 2013

When City Council considered the Residential Buffer Ordinance in 2011 that was related to location and buffering of high rise buildings, questions were raised about noise from mechanical equipment adjacent to single family residential properties. The following is a summary of a companion amendment to the Construction Code that addresses mechanical equipment. The proposed amendment does the following:

- Establish permissible sound levels for mechanical equipment in a buffer area of 65 dB(A) during daytime hours and 58 dB(A) during nighttime hours when measured from the property line of the abutting residential development. The provision includes exceptions for emergency generators and locations where ambient sound levels of abutting residential development are greater than the sound levels of the mechanical equipment.

The Department also found that corrections were needed to the garage screening criteria. Multi-family garage screening criteria were added. The proposed amendments do the following:

- Amend the garage screening to clarify that the ramp screening criteria is for ramps on the outside of the garage and establish a screening standard of 52 inches in height; and
- Require garage screening for garages that abut multi-family development or when a garage is located directly across the right-of-way and within 100 feet from the multi-family exterior wall. The screening is required for every floor of the garage where parking occurs that faces the multi-family structure.