



**CITY OF CLEVELAND HEIGHTS
BUILDING DEPARTMENT
40 SEVERANCE CIRCLE
216-291-4900 FAX: 216-291-4421**

Policy Bulletin

No. 7-25-02

**Re: AC UNITS AND SIMILAR BUILDING EQUIPMENT
ON ALL COMMERCIAL PROPERTIES**

A. The location of all air-conditioning machinery and similar structures, on commercially-zoned properties, is unregulated by Code. Nonetheless, all of these types of freestanding structures must be screened per Section 1165.01, 1151.02 and 1165.05(a)(1) which states the following:

“Standard Screening” means a fence, masonry wall or evergreen hedge which is eighty percent (80%) or more solid and either six (6) feet high or of a height adequate to screen the view from a person six(6) feet tall standing on a public street or an adjacent property.

Religious and educational institutions are usually in residentially-zoned districts and will be held to that higher standard for freestanding AC machinery.

An approval from the Architectural Board of Review, for the aesthetics of the screen wall, may also be required at times. (See Architectural Board of Review packet of Rules and Regulations available at the Building Department.)

B. Roof-mounted air conditioning units can be conditionally approved subject to a field inspection. If inspection finds that the units present significant noise to the abutting residences or if they are the subject of noise complaints after the inspection, a noise reduction measure may be required (relocation of the noisy machinery or construction of a noise barrier that has been successfully used in the past). Permit holder has responsibility for a period of one year from the date of the permit. (Zoning Code 1165.01 and 1151.02 for Conditional Uses)

All Zoning Code inquiries regarding this regulation should contact the Planning Department at (216)291-4878.