

HUNTINGTON LANDMARK ACC/HB CITY PROJECT APPROVAL MATRIX

This list is not to be construed as all-inclusive. In the event of a discrepancy between this document and City of Huntington Beach requirements, the most restrictive standard will prevail. Contact Management office with any questions.

Approved by Board of Directors 09/02/2021

ACC Approval and HB City permit are required for alterations or changes to a Unit or garage for the following:

Air conditioners – condenser placed in patio/balcony, otherwise covenant restrictions apply;
Awnings – over 54” or electric (must also submit architectural drawings and ACC electrical application);
Bathroom remodel – if plumbing, drywall and/or electrical are changed, tub/shower replaced;
Chair lift (except low DC voltage);
Doors, exterior – non-retrofit, pre-hung (removal of existing frame), 2nd-story Unit doors must be fire-rated to code;
Doors, interior – if enlarged or structural wall is altered;
Dryer venting changes;
Electrical – addition of wiring/outlet or fixture (in walls or ceiling) where none exists;
Electrical – exterior outlet;
Electrical – interior ceiling fans, additional switches, and outlets;
Elevators;
Fences (slump stone/block wall);
Furnaces/forced air units;
Furnace venting – relocating;
Garage doors (see Maintenance specs);
Plumbing – moving drains or pipes in walls or floor for tub, toilet, or sink;
Skylights (15”x15” or larger);
Solar energy system;
Tubs/showers, hydro-tubs;
Walls, interior – add/move/remove wall(s) requires certification and wet stamp by a certified structural engineer;
Water heaters – tank-type and tankless;
Water softeners/water treatment equipment;
Windows – non-retrofit (new location/frame) requires certified drawings with a certified structural engineer wet stamp.

No HB City permit or ACC approval (IF no in-wall or floor plumbing, no electrical changes, no drywall removal):

Bathroom upgrade – cabinet/countertop/sink/toilet, medicine cabinet in existing spaces, same-for-same;
Doors (interior) – retrofit (existing frame remains intact);
Electrical – switch/outlet/plate (retrofit, same location);
Electrical – exhaust fan (retrofit, same location);
Flooring – interior (first floor only, 2nd story flooring required approval);
Kitchen upgrade – cabinet/countertop/sink/appliances in existing spaces, same-for-same;
Paint and wallpaper;
Water – valves and drain lines within Unit interior.

(Continued on second page...)

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ACC Approval but no HB City permit is required for the following:

Acoustic ceiling material removal – all phases due to asbestos containment and abatement (Phase 1 also requires ACC approval due to electrical heating);
Attachments – attachments to exterior structure, hanging plants also require Landscape Committee approval and sign-off;
Awnings – under 54” and manual, including replacement of fabric;
Cement – walkways where one does not exist or existing needs repair;
Chair lift (low DC voltage) – needs electrical permit;
Doors, exterior – retrofit (existing frame intact), non-retrofit pre-hung (removal of existing frame)
Doors at 2nd story Units – door must be fire rated;
Doors, interior – if non-structural wall is altered;
Doors, security/screen – including retractable screen doors;
Flagpole brackets – in wood (not on stucco, shingles, or vinyl fence);
Flood lights – on existing exterior fixture;
Flooring changes – 2nd story Units, *interior only*;
Garage – door opener;
Garage – shelves (built-in or changes to existing storage);
Gutters/downspouts – new install and changes to existing;
Handrails – installed by owner (must meet code);
Laundry room doors – in patio or balcony;
Satellite dish – fascia-mount only, no roof penetrations;
Skylights/”*Solatubes*” (14”x14” or smaller);
Windows – retrofit (existing frame intact);
Windows – screens (new must match window frame);
Windows – tint;
Wrought iron gate privacy screens.

The following items are NOT allowed:

Artificial foliage;
Atrium covers – at *Breakers* model Units;
Flag poles (permanent, free-standing);
Garden windows;
Gate decorations/attachments;
Hanging planter boxes over vinyl fences;
Hanging sunshades or blinds on outside of windows or on patios/balconies;
Murals painted on stucco within atriums or on patio walls;
Patio tile or epoxy coating;
Plastic/fiberglass sheathing over open roofs;
Sheds/structures above fence line;
String lights hung from beams/fascia boards of patios and balconies (permitted holidays excluded);
Tile/pavers/carpet/epoxy coating on balconies and breezeway floor;
Vinyl fence attachments;
Windows – exterior sills/shelves/boxes;

I acknowledge receipt of this document:

Print Name:

Signature:

Unit #:

Date: