

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 September 03, 2024

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 opening enlarged or structural wall is altered;
Dryer venting changes;
Electrical – addition of wiring/outlet or fixture (in walls or ceiling) where none exists, recessed lights;
Electrical – exterior outlet;
Electrical – interior ceiling fans, additional switches, and outlets;
Elevators;
Furnaces/forced air units;
Furnace venting – relocating;
Plumbing – moving drains or pipes in walls or floor for tub, toilet, or sink – copper only, *NO PEX*;
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 requires approval);
Kitchen upgrade – cabinet/countertop/sink/appliances in existing spaces, same-for-same;
Paint and wallpaper;
Water – valves and drain lines within Unit interior;
Decorative items on gates attached with a *removable* 1lb. adhesive hook.

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(continued from page 1)

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;
Hanging planter boxes or other decorative items over vinyl fences and slump stone walls;
Hanging sunshades or blinds on outside of windows or on patios/balconies;
Murals painted on stucco within atriums or on patio walls, slump stone walls, and vinyl fences;
Patio tile or epoxy coating;
Plastic/fiberglass sheathing over open roofs;
Sheds, structures, storage cabinets 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 2-page document:

Print Name:

Signature:

Unit #:

Date: