

**HUNTINGTON LANDMARK ACC APPROVAL & HB CITY PERMITS**

REV 2019.09.27 - DM

This list may not be all inclusive. In the event of a discrepancy between this document and City of Huntington Beach requirements, the most restrictive standard shall prevail.

**ACC Approval and HB City Permit are required for alterations or changes to a unit or garage for the following:**

Air Conditioners;  
Atrium Covers – Breakers Units (note: dryer venting change);  
Awnings, over 54" or electric (must also have architectural drawings and an ACC electrical application);  
Bathroom Upgrade – if plumbing, drywall and/or electrical changed;  
Chair Lift (except low DC voltage);  
Doors, Exterior – non-retrofit (removal of existing frame);  
Doors, Interior – (if enlarged or structural wall is altered);  
Electrical wiring/outlet or fixture (in walls or ceiling) where none existed;  
Electrical – exterior outlet;  
Electrical – interior ceiling fans;  
Elevators;  
Fences (Slump Stone/Block Wall); Furnaces/Forced-Air Units;  
Furnace Venting, relocating;  
Garage Doors (see Maintenance Committee Specs);  
Hydro- tubs;  
Plumbing– Moving drains or pipes in walls or floor for tub, toilet or sink;  
Skylights (15" x 15" or larger);  
Solar Energy System  
Tubs/Showers;  
Walls, Interior– add/move/remove, requires certification and wet stamp by a certified structural engineer;  
Water Heaters;  
Water Softeners/Water Treatment Equipment;  
Windows – Non-retrofit (new location/frame) requires certification and wet stamp by a certified structural engineer;  
Garden windows are NOT allowed.

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**No city permit or ACC approval (If no in-the-wall or floor, plumbing, electrical changes or drywall removal):**

Bathroom Upgrade (cabinet/counter top/sink/toilet, medicine cabinet in existing spaces same for same – NO tub replacements);  
Carpet, interior (first-floor only, 2<sup>nd</sup> story flooring requires approval);  
Doors, Interior – retrofit (existing frame intact);  
Electrical – switch/outlet/plate (retrofit, same location)  
Electrical – exhaust fan (retrofit, same location);  
Flooring, Interior (except 2<sup>nd</sup>-story Units);  
Kitchen Upgrade – (cabinet/countertop/sink/appliances in existing spaces, same-for-same);  
Paint and Wallpaper;  
Water – valves & drain lines within interior of unit.

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

Acoustic Ceiling Removal - all phases due to asbestos containment (Phase 1- additionally requires ACC approval due to electric heating);  
Attachments – to building, hanging plants also require Landscape Committee approval and sign-off;  
Awnings (under 54" & manual, or replacement of fabric);  
Bathroom Exhaust Fans;  
Cement – walkways where one does not exist;  
Chair Lift (low DC voltage) needs electrical permit;  
Doors, Exterior – retrofit (existing frame intact);  
Doors, Interior – (if non-structural wall is altered);  
Doors, Security/Screen – (including retractable screen);  
Flagpole Brackets – in wood (not stucco or shingles);  
Flood Lights – in exterior existing fixture;  
Flooring Changes - 2nd story Units;  
Garage – door opener;  
Garage – shelves (built-in or changes to existing storage);  
Gutters/Downspouts (new and changes);  
Handrails – by owner (must meet code);  
Laundry Room Doors - in patio or balcony;  
Satellite Dish – fascia-mount only, no roof penetrations –  
NOTE: The **ONLY** ACC-approved installer is **Interstar Communications** – strictly enforced;  
Skylights/"Sola-Tubes" (14"x 14" or smaller);  
Windows – retrofit (existing frame intact);  
Windows – exterior sills/shelves/boxes;  
Windows – screens (new must match window frame);  
Windows – tint.

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**The following items are NOT permitted:**

- Flag Poles (permanent/free standing);
- Sheds/structures above the fence-line;
- Plastic/fiberglass sheathing over open roofs;
- Hanging sunshades or blinds on outside of windows or on patios/balconies;
- Tile/pavers/carpet on balconies, patios, porch, and breezeway floor

**I ACKNOWLEDGE RECEIPT OF THIS DOCUMENT**

Print Name:

Signature:

Unit#

Date: