



City of Long Beach
Department of Development Services
Building and Safety Bureau

Coordination of Equipment Location

Information
Bulletin

BU-036

Eff: 08-06-2007
Rev: 11-30-2012

In an effort to better coordinate the location of all utilities and equipment for proper function while providing sufficient screening when visible from a public street or parking lot, we advise applicants to take the following steps when submitting construction plans for review or approval:

- Equipment and screening devices or materials, including but not limited to, Water or Fire Department connections (“FDC”), Fire Department riser, Backflow Preventers, Electrical Transformers, or Mechanical Exhaust, shall be located on the Site Plan or Landscape Plan for the Conceptual Site Plan Review or at the earliest submittal date possible. Exterior exposed plumbing and ductwork is strongly discouraged.
- Whenever possible, the location of equipment should not be visible from public streets or parking lots. Applicant is encouraged to incorporate equipment into overall building and site design. In the case of the FDC, this must be located on the address side of the building, visible from the street, within 150 feet of a public fire hydrant, and should be integrated with the building design as much as possible. If the building is too far from the property line to incorporate the FDC, it must be located closer to the property line, should have a 3’ concrete pad around it and be fully incorporated into the landscape and hardscape design.
- Coordinate color of equipment with building design and Fire Department requirements. Color of FDC may be chrome or brass color/finish, and other equipment should be coordinated with building design, with Fire Plan Check Staff approval.
- If the proper function and site conditions require such equipment and devices to be visible from a public street or parking lot, such equipment/devices should be fully screened to the satisfaction of the Planning and Fire Department staff.
- Prior to issuance of a construction permit, location of all equipment/devices AND screening should be shown on the Site Plan, Landscape Plans, and Plumbing and Mechanical Plans before an approval is granted by the Planning Bureau and other appropriate City Departments as required.
- The following note shall be included on the Site Plan, Landscape Plans, Plumbing and Mechanical Plans: “The location of all equipment/devices AND screening shall not be changed or revised without prior review and approval by the staff of the Planning Bureau and other City Departments as required.”
- During construction, the location of all equipment/devices AND screening shall not be changed or revised without prior review and approval by the staff of the Planning Bureau and other City Departments as required.