

Screening for Roof Top Mechanical Units

Purpose

This reference note outlines a series of requirements for the adequate screening of roof top mechanical equipment on buildings. The organization and screening of roof top units ensures that mechanical equipment forms an integral part of the building design.

Site Plan Requirements

All roof top mechanical units are to be screened from public view. The location, size, and proposed method of screening of all roof top mechanical equipment is subject to consideration through the Site Plan development application review process and must be shown on site plan and elevation drawings. Sight line drawings and/or elevation and section details of the proposed screening are required. The design, placement and screening of the units should complement the building architecture with respect to form, materials and colour.

Methods of Screening

Continuous Parapet:

The provision of a continuous parapet, integral to the building, is regarded as the **optimal method** of screening for roof top mechanical units.

Enclosure:

Screening individual units or clusters of units using opaque enclosures which are related to the overall design of the building in terms of form, materials and colour is an **acceptable method**. Individual units should be grouped for screening by a single or limited number of enclosures.

Equipment Room:

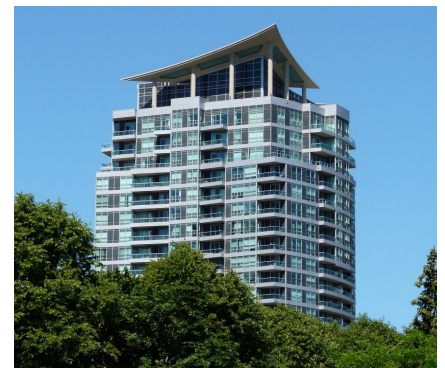
Given the visual prominence of buildings more than four storeys in height, complete screening of the roof top equipment, through the provision of a continuous parapet or a dedicated roof top mechanical room, which forms an integral part of the design concept for the building, is required.



Screening: Continuous Parapet



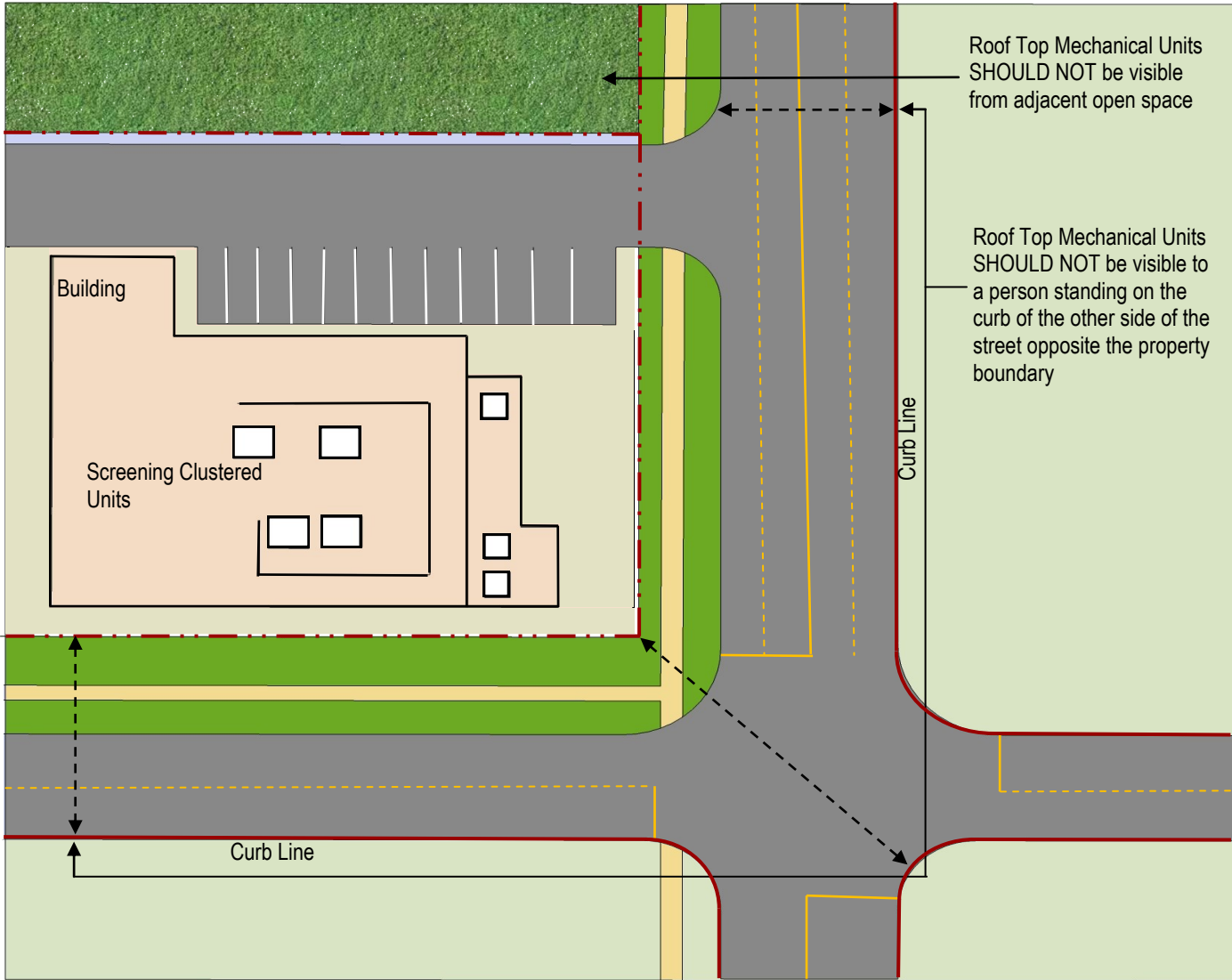
Screening: Opaque Enclosure



Screening: Equipment Room

Screening Street and Multiple Frontages

Roof top units should not be visible from the opposite curb of any street bordering the property; from any part of open space (parks, greenbelt) lands adjacent to the property; from any point within the property boundaries; or from nearby residential neighbourhoods.



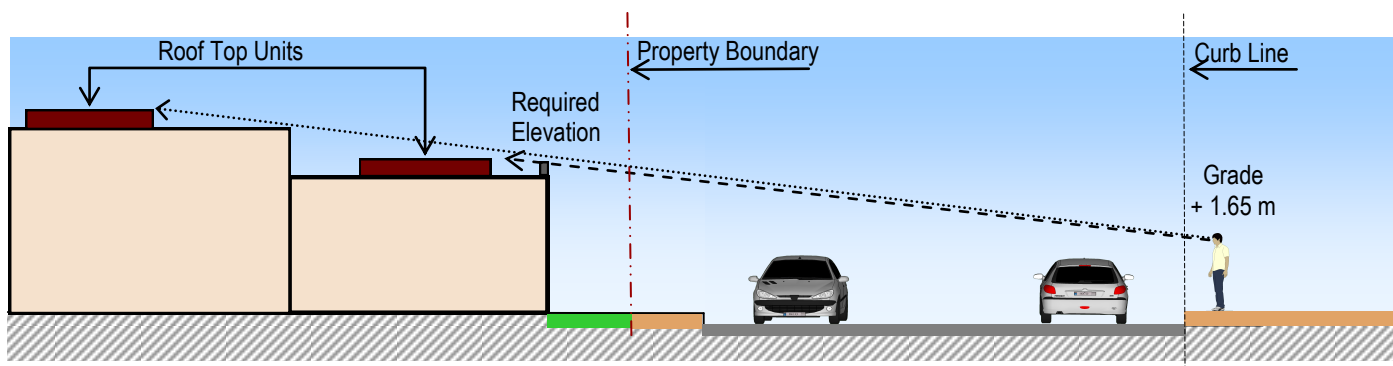
Screening Adjacent to Open Space

Screening for Roof Top Mechanical Units

Sight Line Drawings

The City may ask for sight line drawings to verify if mechanical units are visible. Sight lines may obscure roof top mechanical units located near the centre of larger buildings. If sight lines are to be relied upon to screen roof top mechanical units, then sight line diagrams must be included with the site plan application.

Sight line diagrams should be based upon the standing height at the highest point of the curb on the side of the street opposite the property boundaries and should cover all points within the property boundaries and in abutting open space areas such as parks or greenbelt lands. The grade elevations at the viewing locations, the proposed grade at the foot of the building, and the elevation at the top of the proposed parapet or screens should be included on the sight line diagrams.



Screening with Sight Lines

Verification

Detailed proposals for the screening of all roof top mechanical equipment must be agreed upon and finalized through the Site Plan development application review process.

In addition, the note, "All roof top mechanical units shall be screened from view by the applicant" is to be included on the Site Plan drawing.

The provision of adequate roof top mechanical screening will be verified as part of the final site inspection prior to the release of the required letter of credit related to site works. Failure to provide adequate mechanical screening may result in the withholding of securities.

Other Considerations

Non-Powered Equipment: Ventilation stacks, fume hoods, exhaust vents, inverters for photovoltaic collectors and other sorts of roof top mechanical installations which are not powered must be screened in a manner similar to powered roof top mechanical units. Screening is not required for solar panel collectors.

Noise Studies may be required through the Site Plan development application review process where sound generated by roof top equipment may have an adverse affect upon noise sensitive land uses, including residential rear yards and other outdoor amenity areas.

Example of well integrated Screening for Roof Top Units



Roof Top Equipment as an integral part of the building design

For additional information, please contact the City of Mississauga Planning and Building Department, Development and Design Division, 6th floor, 300 City Centre Drive, Mississauga, ON L5B 3C1
Tel.: 311 (outside the City of Mississauga (905) 615- 4311) or visit www.mississauga.ca