

Heat Pumps & Mechanical Equipment

Installing a heat pump or other outdoor mechanical equipment in Bellevue requires some planning to meet city standards. Property owners must follow noise limits, location requirements and permit regulations to protect neighborhood livability and ensure compliance with city code. Selecting an appropriate location, providing sound screening when needed and obtaining required permits help projects proceed smoothly and avoid corrections.

What every property owner should know before adding a heat pump, air conditioner, generator or other mechanical equipment



Plan for noise

Heat pumps and other outdoor mechanical equipment can create sound that carries to neighboring properties.

Bellevue's Noise Ordinance (City Code Title 9.18) sets maximum levels at a property line: 55 dBA during the day (7 a.m.–10 p.m.) and 45 dBA at night (10 p.m.–7 a.m.).



Permit requirements

- A mechanical permit is required for installation or replacement of a heat pump, air conditioner or generator.
- An electrical permit is required if wiring or service upgrades are part of the project.



Choose the right location

New homes or major additions (adding 1,000 sq feet or more):

- Equipment must be in the rear yard and at least 5 ft. from all property lines.
- If located in a side yard outside the required setback, it must be screened to reduce noise.

Existing homes and minor additions:

- Equipment must be placed in a side yard outside the minimum setback, but must include sound screening or other approved noise-reduction measures.



Tips for a smooth project

- **Work with your contractor early to pick a compliant location.**
Questions about setbacks and screening? Contact the Land Use at 425-452-4188 or landusereview@bellevuewa.gov or schedule a Virtual Permit Center appointment with Land Use (insert URL).
- **Check sound ratings.** Look for dBA levels that meet nighttime limits.
- **Add screening.** Options include fencing, landscaping or manufacturer-approved barriers.
- **Inspections are required.** Schedule installation and inspection to meeting city permitting requirements.

BellevueWA.gov/mechanical-equipment



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