

ACC DESIGN GUIDELINE FOR RADON MITIGATION SYSTEMS

The installation of any radon mitigation system on an existing, new, or remodeled structure within Sandia Heights Development requires the approval of the Architectural Control Committee.

It is the policy of the ACC to respect the right of any property owner to install and use such a system, provided however that all systems must conform to the following general guidelines:

1. The color of all visible components shall match the primary color of the house or supporting structure;
2. The noise generated by the system shall conform to the Bernalillo County, New Mexico Noise Ordinance found at Bernalillo County, New Mexico Code, Section 30, Article IV.
3. In particular,
 - a. The decibels generated by the system may not exceed 45dB(A) during the nighttime, measured at the property line;
 - b. The decibels generated by the system may not exceed 55 dB(A) during the daytime, measured at the property line.

Purpose: This guideline is established to ensure that all radon mitigation systems on residential lots comply with the spirit and intent of covenant restrictions relating to appearance, and to covenant restrictions prohibiting activities on any lot that would constitute an annoyance or nuisance to the neighborhood.

This guideline is intended to provide general standards of design and construction. The Architectural Control Committee retains the right to grant variances to this and all guidelines in its sole discretion for site-specific reasons.

Application for any variance shall be separately made in writing, and in accord with the ACC policy relating to Variances.

Authority: The SHHA Board of Directors, on August 11, 2021, recognized and adopted ACC Design Guidelines contained in the ACC Handbook and published on the SHHA website as Community Documents binding upon all SHHA members and activities.

(Guideline Effective March 5, 2025)