

MUTUAL OPERATIONS**PHYSICAL PROPERTY****Air Conditioning/HVAC/Heat Pump Units – Mutual Ten Only**

RESOLVED That in order to conform to revised requirements of the City of Seal Beach, the Uniform Building Code and the Physical Property Department of Leisure World regulations, and

THAT in accordance with the previous practice of this Mutual and in conformity with the regulations of the Physical Property Department, the installation of air conditioning units in Mutual Ten be approved and confirmed as follows:

THAT permission is granted by the Board to the Physical Property Department to issue permits for installation of air conditioners through the lower windows.

NOTWITHSTANDING PREVIOUS ACTION, Mutual Ten requires the following:

1. HVAC (Heating, Ventilating and Air Conditioning) units are to be installed with the outside unit located inside the drip line and as close to the center of the front of the apartment as practical, and must be in compliance with Physical Property Department requirements. Repair and maintenance of units is the responsibility of the resident.
2. The compressor is to be installed on a 4-inch-thick concrete slab with a three-course-high deco block wall on two sides, with the service opening facing toward the center of the resident's apartment.
3. All wall openings are to be flashed with a sheet metal cover with all holes, openings and voids filled with a flame-, insect-, vermin-, and rot-resistant expandable foam.
 - a. During the pre-listing inspection, and at the seller's expense, existing heat pumps will be inspected and serviced, as needed, and condensation drain lines will be rodent-proofed, as needed.
4. Exposed refrigerant lines on the exterior of the building are to be covered by a sheet metal cover. All exposed ends are to be filled with an expandable foam.
5. The compressor is not to exceed 54 decibels per City of the Seal Beach Building Code.

MUTUAL ADOPTION**AMENDMENTS**

TEN: 09-23-87

08-25-99, 01-23-02

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