

**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 California Uniform Building and Mechanical Code and the Mutual Ten/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, any other area considered for installation shall require Board approval.

**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. Repair and maintenance of units is the responsibility of the shareholder.
2. All exterior HVAC equipment is to be installed on a 4-inch-thick concrete slab with or without (optional to shareholder) a three-course-high deco block wall on two sides, with the service opening facing toward the center of the shareholder's apartment.
3. All wall openings are to be flashed with a sheet metal cover with all holes, openings and voids filled with a 1/8<sup>th</sup> inch grid galvanized wiring (Hardware Cloth).
  - 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 1/8<sup>th</sup> inch grid galvanized wiring (Hardware Cloth).
5. The compressor is not to exceed the noise requirement per City of the Seal Beach Building Code.

(Aug 16)

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6. Mutual 10 requires all Heating and Air Conditioning units to have attic access from inside the unit, minimum size for attic access is 22” wide x 30” long, refer to the California Mechanical Code for complete requirements. Condensation line shall terminate at kitchen or bath sink as applicable to the Mechanical Code.
7. The City of Seal Beach requires an A-weighted sound calculation prior to the issuance of a building permit, Physical Property requires this to be submitted prior to approval of said permit (Municipal Code 7.15.035).

**MUTUAL ADOPTION**

TEN: 09-23-87

**AMENDMENTS**

08-25-99, 01-23-02, 12-04-06, 08-24-16