

**MUTUAL OPERATIONS**

**PHYSICAL PROPERTY**

**Air Conditioning/HVAC/Heat Pump Units – Mutual Sixteen 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 Sixteen be approved and confirmed as follows:

**THAT** in accordance with the previous practice of the Mutual and in conformity with the regulations of the Physical Property Department, the installation of air conditioning/heat pump units in Mutual Sixteen shall be approved and confirmed on a case-by-case basis.

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 cleaned, repaired, and rodent-proofed, as needed.

On central or ductless systems up to three refrigeration tons, the compressor/ condensing unit is to be installed on a four-inch cement slab, after the ground has been tamped (compressed) firmly so that the unit will not shift.

On ductless or Slim Systems up to 1½ refrigeration tons, the compressor/ condensing unit is to be installed on a three-inch fiberglass slab, after the ground has been tamped (compressed) firmly so that the unit will not shift.

**MUTUAL ADOPTION**

**AMENDMENTS**

SIXTEEN: 11-16-87

09-18-00, 04-15-02, 08-15-05, 10-06-15

(Oct 15)