

MUTUAL OPERATIONS**PHYSICAL PROPERTY****ORIGINAL****Air Conditioning/HVAC/Heat Pump Units – Mutual Two 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 Two be approved and confirmed as follows:

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

THAT the Board grants permission to install heat pump systems that:

1. Are ductless.
2. Meet requirement for energy usage to qualify for a rebate when Southern California Edison rebates are available.
3. Meet requirements for acceptable sound levels.
4. Do not disturb the present ceiling heat system so it can be reactivated, if required.

THAT duct system heating and cooling is permitted as part of a complete apartment remodel, if:

1. Installation of HVAC (Heating, Ventilating and Air Conditioning) units to be installed with the outside unit located inside the drip line and as close to the center of the apartment as practical, or near the deco or stucco at the end of the unit near the storage area. Corner units may select which side they want. End units may choose to install them on the side. The exposed lines should be attached to the deco, stucco or wooden post the location to be approved by the Mutual. Repair and maintenance to be the responsibility of the resident.
2. The compressor is to be installed:

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- a. On a 4-inch cement slab when remodeling outside walls.
 - b. On 2" to 3" plastic slab when not remodeling outside walls (cement slab preferred).
 - c. Ground must be tamped (compressed) firmly so that the unit will not shift.
 - d. The concrete pad for split duct systems (heating/air) shall be a total of 6½ inches thick: either 3 inches below grade and 3½ inches above grade or 3½ inches level with the grade; and the fiberglass pad supplied by the manufacturer, anchored to the concrete pad, shall be used in a proper fashion. Both requirements are necessary for proper drainage.
3. Exposed areas: All exposed refrigerant lines on the exterior walls or ceiling of the building shall be covered by a sheet metal cover. All exposed lines (beginning and end) must be covered with either sheet metal and/or expandable foam so these areas are flame proof, insect and vermin proof, and rot resistant.
4. The compressor is not to exceed 54 decibels; the air handler unit in the attic cannot exceed 44-decibel sound level, per City of Seal Beach Building Code.
- a) If the noise level exceeds either of these 2-decibel sound levels, the resident is responsible to have the unit or units repaired at once. If the resident does not get it repaired, the resident may not use the unit. If the Mutual has to repair the unit, the resident will be billed for all expenses. If the heating part does not work, the resident is responsible for providing alternate heat, if a resident of the apartment has had the Mutual ceiling heat made inoperable.
 - b) Attic access: There must be inside locking attic access from the inside of the resident's unit (usually in the kitchen or bathroom), or from the outside (for end units only), so the unit may be serviced and maintained (as it is the responsibility of the resident to maintain it. Condensate line in the attic must be rodent-proof. If the attic access has to be cut in, the attic access cover shall be a combination of plywood laminated to a 5/8-inch type X drywall; the drywall facing the attic side.

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NOTWITHSTANDING PREVIOUS ACTION BY THE BOARD, THE FOLLOWING IS REQUIRED:

5. Exterior heat pumps (permit required) shall be placed in front of an apartment, unless the Board grants an exception. All new installations of air conditioners and heat pumps shall be mounted on a 4-inch concrete slab and have a 6-inch wide, 6-inch deep footing installed under the front side of the slab.
6. On the occasion of change of ownership and with a charge against escrow, existing heat pumps not currently on a concrete base with a footing as described above shall be corrected by installing a manufactured fiberglass base over a concrete footing which is 6 inches wide and 6 inches deep across the full front edge of the fiberglass base. Central air conditioning and forced air units still require an 8-inch concrete footing.
7. Permits are required for wall heaters. In all construction work where wall heaters replace the original heating source, metal conduit or armored cable shall be used for the last six feet of line running from the breaker box to the wall heater(s).

MUTUAL ADOPTION**AMENDMENTS**

TWO: 10-15-87

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