

MUTUAL OPERATIONS

PHYSICAL PROPERTY

Air Conditioning/HVAC/Heat Pump Units – Mutual Five 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 (HVAC) units in Mutual Five 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.

- 1) Ducted air conditioning/heat pumps shall be placed in front of an apartment unless the Board grants an exception. All new installations and change-outs will require a 4-inch-thick concrete slab. No blind shall be required.
 - a) Attic access for ducted units only: there must be 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 that the unit may be serviced and maintained. Attic access shall be a minimum 22" x 30" with a 5/8" typex drywall panel.
- 2) Ductless air conditioning/heat pumps shall be placed in front of an apartment unless the Board grants an exception. All new installations and change-outs will require a fiberglass base that is a minimum 4 inches. No blind shall be required.
- 3) All HVAC systems shall follow all current state and local codes. Both Golden Rain Foundation and City of Seal Beach permits are required.
- 4) All new installations shall conform to current local exterior noise standards. The air handler in the attic shall not exceed 44DB.
- 5) All line sets and condensation lines shall be rodent-proofed. Condensation tie-ins at kitchen sink vent shall be:
 - a) If using PVC pipe, use 1½" x ¾" PVC tee with 1½" no hub bands with ¼" wire

(May 06)

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mesh around pipe.

- b) If using copper pipe, use 1½" x ¾" PVC tee with 1½" no hub bands.
 - c) If unit is a remodel, run condensation line to washer/dryer hookup or y-branch tail piece at bath sink.
- 7) Permits are required for wall heaters. In all construction work where wall heaters replace the original ceiling heat source, a 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).
- 8) On the occasion of change of ownership, and with a charge against escrow, the following shall apply:
- a) Ducted air conditioning/heat pumps: those systems not currently on a concrete base shall be corrected by having a 4-inch-thick concrete pad that is big enough for the unit installed
 - b) Ductless air conditioning/heat pumps: A fiberglass base is required.
 - c) During the pre-listing inspection, and at the seller's expense, existing heat pumps will be inspected and services, as needed, and condensation drain lines and line sets will be rodent-proofed.

MUTUAL ADOPTION

FIVE: 11-18-87

AMENDMENTS

02-16-00, 07-19-00, 11-21-00, 03-17-04, 05-17-06

(May 06)