

MUTUAL OPERATIONS

PHYSICAL PROPERTY

Air Conditioning/HVAC/Heat Pump Units – Mutual Six 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 _____ 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.

NOTWITHSTANDING PREVIOUS ACTION by the Board of Mutual No. Six, the following is required:

1. The repair and maintenance of units are the responsibility of the resident.
2. All wall openings will be flashed with a sheet metal cover, and all holes, openings and voids will be filled with a flameproof, insect-, vermin- and rot-resistant expandable foam.
3. All exposed refrigerant lines on the exterior of the building will be enclosed by a sheet metal cover. All exposed ends are to be filled with expandable foam.
4. The compressor is not to exceed 54 decibels, and the air handler unit in the attic is not to exceed 44-decibel sound level, per City of Seal Beach building code.
5. An access hatch cover to the attic shall be located within the unit's ceiling, and be a combination of plywood with a 5/8", Type X drywall, with the drywall facing the attic side. The end units are exempt from this requirement.

MUTUAL ADOPTION

AMENDMENTS

SIX:	10-23-87	08-24-99, 01-25-00, 03-26-02
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(Mar 02)