

MUTUAL OPERATIONS**PHYSICAL PROPERTY****Air Conditioning/HVAC/Heat Pump Units – Mutual Fourteen**

RESOLVED That in order to conform to revised requirements of the City of Seal Beach, the California Building and Mechanical Code and Mutual Fourteen/Physical Property 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 Fourteen be approved and confirmed as follows:

Mutual Fourteen shall require a concrete pad and deco block blind, when installing a ducted heating and air conditioning unit. Ductless heating and air conditioning units shall have a concrete pad; no deco block blind required. Units must be masked from view, and use of bricks or other material shall be approved by the Board of Directors on a case-by-case basis. A minimum of fifty percent air space should be maintained within the material for air circulation.

Mutual Fourteen requires all heating and air conditioning units to have attic access from inside the unit, the minimum size for attic access is 22" wide x 30" long; refer to the California Mechanical Code for complete requirements. The condensation line shall terminate at the kitchen or bath sink as applicable to the Mechanical Code.

The City of Seal Beach requires an A-weighted sound calculation prior to the issuance of a building permit, and Physical Property requires this to be submitted prior to approval of said permit (Municipal Code 7.15.035). Exterior sound 55db.

Permission is granted by the Board of Directors 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.

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: 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
- c. During the pre-listing inspection, and at the seller's expense, existing heat pumps will be inspected and serviced as needed for proper operation by a licensed HVAC contractor.

(Aug 18)

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- d. Condensation drain lines and line sets will be rodent-proofed. If there is not a full aluminum line set cover it will be corrected to such. Also if the condensation drain line is tied into the vent pipe in the attic it shall be re-routed into the proper discharge at the trapped side of the basin or kitchen sink drain. This service shall be completed by a Licensed HVAC contractor.

Shareholders violating this policy will be subject to Fine Policy 7575.14.

MUTUAL ADOPTION

FOURTEEN: 09-25-87

AMENDMENTS

04-24-98, 04-24-12, 03-15-16, 08-21-18