

## **Discussion Item**

# **Standard Air Conditioner Leak Prevention**

## **SPECIFICATIONS FOR INSTALLATION OF THROUGH THE WALL HEAT PUMPS, COOLING WITH ELECTRIC HEAT UNITS AND STRAIGHT COOLING MODELS INSTALLED IN THE EXISTING AIR CONDITIONER OPENING**

### **1. General**

These specifications are designed and approved for installation of through the wall Heat Pump Models, Cooling with Electric Models and Straight Cooling Models (air conditioning with gas heat is not allowed). Units must be designed for through the wall installation window units will not work. The unit must be the same size or larger than the opening.

A Covenants Application for a Routine Change must be submitted to the Covenants Director and approved by the General Manager prior to commencing any work.

A Covenants Application for Non-Routine Changes must be submitted to and approved by the Covenants Committee prior to commencing any work dealing with removing the sleeve. A copy of your contractor's license must accompany the application.

The Association Office must be notified (998-6508) after installation is completed so that an inspection of the outside of the building may take place.

### **2. Installation Procedures**

- Remove the existing air conditioner from the sleeve.
- Remove the sleeve from the wall; some plaster damage is to be expected.
- The opening is now ready to be enlarged for the new unit. The new unit can be no more than 36 inches wide (bricks will not support a wider opening) and 18 inches high. Carefully measure the new unit and transfer these measurements to the existing opening. Measure from one side and mark the brick on the other side with chalk, draw a straight line from top to bottom on that side and along the bottom of the opening. Now the bricks must be cut with a masonry saw (wet saw recommended) following these lines. The bricks must be cut one halfway through and then completed with a brick chisel. The plaster also needs to be cut to the same size. The new unit must extend past the outside wall a minimum of 2 inches and a maximum of 12 inches. Any exhaust or intake vents must be on the back of the unit.
- Caulk the outside of the new unit to the brickwork on top and sides.
- Repair any loose mortar joints with new cement.

NOTE: Caution should be exercised to assure that the tilt of the unit is downward to the outside between one eighth and one quarter of an inch. This is to prevent water from entering the interior of your home through the new unit and possibly damaging the floors and or plaster.