

## **SPECIFICATIONS FOR INSTALLATION AND MAINTENANCE 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 and maintenance of through the wall Heat Pump Models, Cooling with Electric Models and Straight Cooling Models (air conditioning with gas heat is ~~not allowed~~ strictly prohibited). Units must be designed for through the wall installation.

~~Window units are strictly prohibited. will not work. The unit must be the same size or larger than the opening.~~

~~Units shall be no more than 36 inches wide (bricks will not support a wider opening) and 18 inches high. Any adjustment to the size of the original opening, whether an increase or decrease, must be made by an approved licensed mason/contractor. A new or replacement 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. Side vents are strictly prohibited.~~

~~Units shall only be installed within a manufacturer's suggested sleeve. Additional mechanical items for unit support, such as cages, brackets, shelves, etc... shall not be used during installation or maintenance of units. Nothing related to a unit installation shall extend beyond the original frame dimensions of units themselves. Any repairs to plaster is the sole responsibility of the unit owner.~~

~~Units themselves shall not be modified in any way from their original design either during installation or maintenance activities. This includes removing rear vent louver covers or drilling drain holes in the bottom of the units.~~

~~Parkfairfax suggests unit owners only install units with self-evaporation features in order to eliminate condensate from damaging common element walls or foundations and other unit owners' areas if installed over patios, windows, doorways or walkways. Any damage to common elements or other unit owner property caused condensate will be the responsibility of the air conditioner unit owner.~~

~~Owners shall purchase new or replacement units with ambient operating noise levels of 50 decibels or lower. (This was added at a board member request for discussion. 50 is a placeholder. Unknown as to needed level or enforcement)~~

~~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 dealing with replacing units.~~

~~A Covenants Application for Non-Routine Changes must be submitted to and approved by the Covenants Committee prior to commencing any work dealing with enlarging openings, reducing openings and removing/replacing sleeves. This work shall only be done by an approved licensed contractor. 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 or Maintenance Procedures**

- Remove the existing air conditioner from the sleeve.

- Remove the sleeve from the wall, if required due to damage or wear of existing sleeve or size of new unit requires a larger or smaller sleeve; ~~some plaster damage is to be expected.~~
- If installing a larger unit, ~~t~~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.~~
- If installing a smaller unit, ~~t~~The opening is now ready to be reduced to accommodate the new sleeve. Repair/Infill masonry wall using a brick and mortar color approved by Parkfairfax. Infill shall be toothed into adjacent masonry wall (all wythes) to the correct dimensions of the sleeve.
- If the opening was enlarged or just the sleeve was removed, ~~r~~Repair any loose mortar joints with new cement.
- If the opening was reduced, enlarged or just the sleeve was removed, install the new sleeve with a 1/8" to 1/4" tilt toward the exterior and caulk the outside of the sleeve to the brickwork on top and sides.
- Install the unit into the sleeve. Caulk the outside of the ~~new~~ unit to the inside of the sleeve ~~brickwork~~ on top and sides.
- Unit owners are responsible for ensuring any installation or maintenance debris is completely cleaned from the common elements below.

### 3. Condensate and Drainage

Any units that develop, or are installed with, condensate drainage to the outside of the unit as water droplets due to not being self-evaporating or no longer working properly shall be replaced, repaired or Parkfairfax management may allow the unit owner to have an approved drainage system installed at the owner's expense. Any common element item, such as a downspout, that requires modification to accommodate the drainage system shall be modified at the direction of Parkfairfax management and at the owner's expense.

Any unit that Parkfairfax management has deemed it is necessary to have a drainage system installed, the unit owner shall from that point be required to maintain the drainage system, and any modified common element item, at the owner's expense.

Any unit that has an approved drainage system installed and is replaced with a unit that does not produce condensate to the outside of the unit as water droplets, the unit owner shall immediately have the old drainage system removed at the owner's expense. Parkfairfax may require any common element item that required modification to accommodate the drainage system be returned to its original state at the owner's expense.

~~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.~~