

Central Split System with Ductwork Specification Update Resolution Worksheet

Date: November 20, 2019

Suggested Motion:

"I move to approve the amended Central Package Split System with Ductwork Specifications".

2nd:

Summary: Attach are the amended specifications.

Vote:

	In Favor	Opposed	Abstained	Absent
Scott Buchanan				
Dan Courtney				
Susan Cox				
Maria Wildes				
James Konkel				
Rich Moha				
Kathy Schramek				
Nicholas Soto				
Robin Woods				

The Specifications for Central Packaged Split System Electric Heat Pumps was first adopted by the Parkfairfax Condominium Board of Directors on May 17, 2010. The Specifications were originally written by the Ted Ross Consulting Company and have gone through a through revision in this document.

The WORK SUMMARY MASONRY WALL REPAIRS / INFILL AND BRACKET MOUNTING SPECIFICATIONS were written by Structural Rehabilitation Group (SRG) under PROJECT # R10004.10 adopted in March 2010.

Date Revised	Revisions Included
June 19, 2013	Changes included the addition of specs for the installation of ground unit compressors in front of the unit; application processes defined;
January 20, 2016	Changes included providing for method to install ground mounted compressors at certain units.
September 23, 2019	Changes to include 6 new addresses to allow for ground installation w/ exterior mounted line sets for 3rd level units.

- Upon receipt of the Application Package, it will be reviewed for completeness by the Covenants Director. The Owner will be requested to supply any missing items in order for the application to continue to be processed. Once the package is determined to be complete, it will be submitted to the Maintenance Director or his designee to be reviewed for technical compliance with the Association specifications. If the application meets all specifications it will be forwarded to the Covenants Committee for consideration at its next scheduled meeting.
- The Covenants Director will inform the Owner of the Committee's decision in writing within 10 working days of the meeting. **Work may commence on the installation of the system only after a written letter of approval has been issued by the Covenants Director.**

VI. The Installation Process

1. Locating the Outdoor Compressor Unit

- The Association preference is that, where possible, outdoor compressor units shall be ground mounted in lieu of a wall mount. Units can be installed on front, rear and/or side elevations depending on the specific building type. In the event a ground location is not available, the Association has identified primary and secondary locations for wall mounted compressor units. The Maintenance Director or the Assistant Maintenance Director can assist the Owner in identifying possible wall mount locations and/or a copy of the Association's pre-approved wall mount location(s) for the Owner's building type can be obtained from the Management office.
 - Ground mounted compressor units located along the front building elevation shall be placed adjacent to the façade within 10 feet of the front door (measured along the façade) and shall not visually obstruct any window.
 - Ground mounted compressor units for 3104 Wellington, 3106 Ravensworth, 3623 Greenway, 3604 Valley, and 1622 Ripon may be located along the rear of the building adjacent to the façade of the laundry room beneath their residence. The unit shall be located along the rear-facing wall of the building and shall be placed such that the unit is immediately adjacent to the ground-level residence that shares an interior wall with the laundry room. Only for these specific installations, all lines shall exit the building through a single penetration through common element building space - areas that may not be altered for any other project or installation - as described in Section III.5 of the contractor information portion of the specifications, subject to review and approval by Association staff in advance of the application.
 - Ground mounted units for 1575 MT Eagle, 3714 Gunston Road, 3282 Martha Custis, 3524 Martha Custis, 3470 Martha Custis and 3592 Martha Custis may be located along the rear of the building adjacent to the façade of the laundry room 2 stories beneath their residence. The unit shall be located along the rear-facing wall of the building and shall be placed such that the unit is immediately adjacent to the ground-level residence that shares an interior wall with the laundry room. Only for these specific installations will the line set be allowed to be installed within a HVAC Line Set Cover mounted directly to the building allowing for the run to extend up to and enter the 3rd level units through a single penetration. The same general specifications in section 4 regarding electrical and condensate lines will apply here as well.
 - Wall mounted compressor units shall be mounted to the exterior wall at a minimum of 8 feet off the ground and in accordance with the approved Masonry Wall Repairs/Infill and Bracket Mount Specifications.

2. Licenses and Permits

- All work involved in the installation of the heat pump system (mechanical, electrical, masonry and carpentry) shall be performed by licensed, bonded and insured contractors.
- Contractor(s) must provide the Owner with copies of valid contractor licenses and proof of insurance as part of the Non-Routine Change Application Process.
- Contractor(s) must also agree to the technical installation specifications outlined in the Contractor's Information Package. Any installation that does not meet these specifications shall be removed at the Owner's expense.
- All applicable City of Alexandria permits must be obtained. Depending upon the scope of work, required permits may include mechanical, electrical, building and plumbing.
- Copies of the approved permits are required to be submitted to the Association as part of the Non-Routine Change Application Process.

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- Wall mounted compressor units shall be mounted to the exterior wall at a minimum of 8 feet off the ground and in accordance with the approved Masonry Wall Repairs/Infill and Bracket Mount Specifications.
- The Owner is responsible for contacting "Miss Utility" or other utility locating service to confirm the locations of public and Parkfairfax owned underground utilities in the vicinity of the proposed outdoor compressor unit location.
- Ground mounted compressor units shall not be located over underground utilities or gutter drains.
- In the event that the utilities are incorrectly marked or the contractor installs the unit too close to utility or gutter drain locations, the Owner is responsible for any costs associated with moving the outdoor compressor unit if required for future access to the underground utilities or gutter drainage systems.

NOTE: The mounting pad must be located at least 8 inches from any gutter drains and access to the drain must not be restricted due to placement of the pad and compressor unit.

- The footprint of the mounting pad shall not extend more than 2 inches beyond the footprint of any side of the compressor unit.
- The Owner, Contractor and Association personnel are required to meet at the condominium unit where the work is to be performed to confirm that the proposed location for the outdoor compressor unit meets all outlined specifications.

2. Removal of Existing Through-the-Wall PTAC Units

- Existing electric baseboard heating units may remain for reuse with the new central packaged split system electric heat pump system. However, all through-the-wall PTAC units shall be removed. A system consisting of both a central heat pump system and through-the-wall PTAC units will not be allowed.
- The Owner agrees to remove and properly dispose of all existing through-the-wall PTAC units within 90 days of installation of the new system.
- If the outdoor compressor unit is to be installed in front of an existing through-the-wall PTAC unit, the wall opening shall be repaired prior to installation of the outdoor compressor unit.

3. Installation of Outdoor Compressor Units

- **Ground Mounted Units**
 - Outdoor ground mounted compressor units shall be installed on pads made of concrete or other suitable material as recommended by the equipment manufacturer. Manufacturer provided mounting pads are preferred.
 - **The long axis of the compressor unit shall be installed parallel to the exterior wall of the building.**