

# Air Conditioner Installation Specifications

## Window Air Conditioners Installation

Board permission must be obtained before installation. Application must include details of the placement of the unit(s) and, must include/follow the following installation criteria:

### **Before You Start**

Make sure you select a window close enough to an outlet. Most window AC's have power cords between 5 and 6 feet long. See what side of the AC the cord extends from, and choose an outlet the cord reaches. **Extension cords longer than 6 ft are not permitted.**

## Installation Criteria

### Air Conditioner Support Bracket

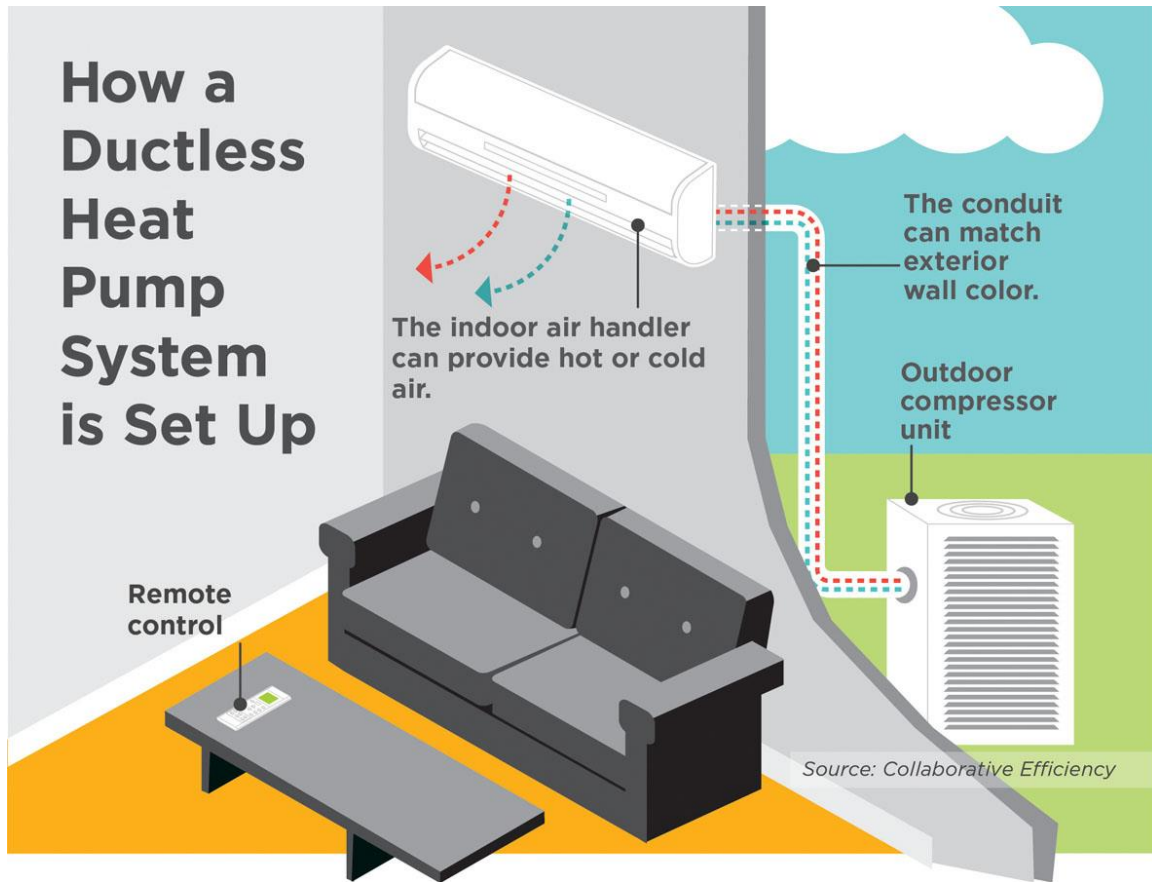
It is recommended that an Air Conditioner Support Bracket (similar to the one shown here) be purchased and installed.

- The support bracket must be strong enough to support 80 lbs minimum.
- Air Conditioner and support bracket must be removed by November 1<sup>st</sup>.
- The unit must be properly leveled or sloping slightly towards the exterior.
- Condensate must not leak into the building or into a lower unit window.
- If necessary, connect a plastic condensate hose to drain the condensate away.
- If a window is removed in order to install the A/C unit, any opening must be sealed with Plexiglass. Wood sheathing or cardboard is not permitted.



## Ductless Air Conditioner Installation

Board permission must be obtained before installation. Application must include details of the placement of the unit(s) and, must include/follow the following installation criteria:



### Installation Criteria

- The compressor/condenser unit must be located in the 'exclusive-use' yard area.
- Maintain at least one and a half feet (18") between the A/C compressor/condenser unit and any nearby obstruction such as a building wall, shrub, fence, etc.
- The compressor/condenser unit must sit on level concrete pad, paver or patio stone.
- Allow at least 24 inches clearance on the unit's side where controls and fitting are located.
- Allow at least 48" space above the compressor/condenser unit.
- Maintain at least two feet (24") between adjacent air conditioner compressor/condenser units.
- Exterior conduits must match the exterior wall colour.

## Central Air Conditioner Installation

**Board permission must be obtained before installation. Application must include details of the placement of the unit(s) and, must include/follow the following installation criteria:**

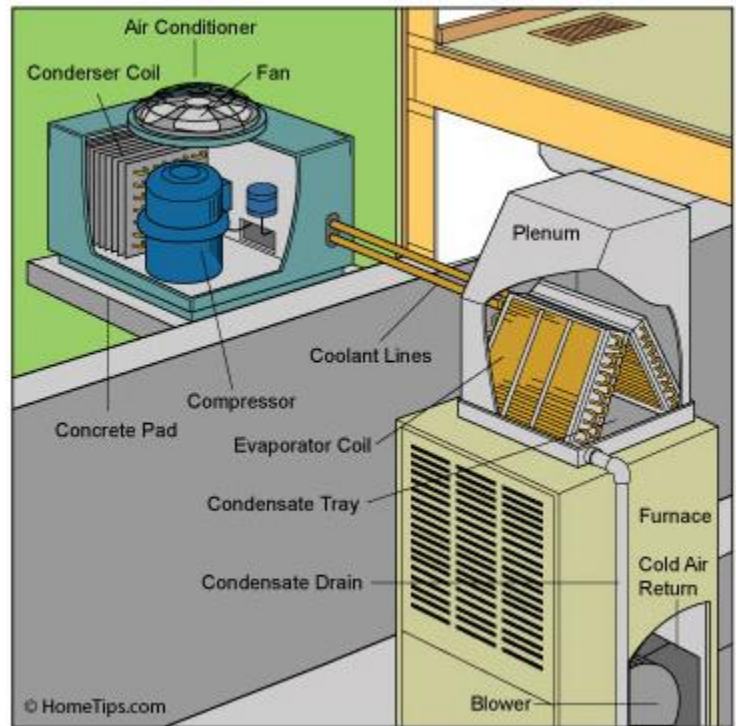
**NOTE:** In addition to these requirements, all products must be installed according to manufacturer's installation instructions and safety guidelines. All work must be done according to local and national building, electrical and mechanical codes.

*This installation guide is not exhaustive of the subject matter, nor does it replace the manufacturer's instructions or requirements.*

Choose a spot for your condensing unit, outdoors. Some locations are better than others. Some things to keep in mind:

### Compressor/condenser:

- The compressor/condenser must be placed in the exclusive-use yard area of the Unit.
- Ground needs to be level and secure.
- Unit should not be positioned directly under a gutter downspout
- Unit should not be placed too closely to plants.
- For cosmetic reasons, the unit should be placed in an area that is slightly hidden from direct view.
- Unit must be three feet away from a gas or electric meter.
- Make sure there is a 10-inch – 12-inch clearance between the condensing unit and the walls of your Unit.



### Line Set Hole

The line set consists of two refrigerant lines that connect the condensing unit to the evaporator coil in the furnace. A hole will need to be cut in the outside exterior facing of the Unit to accommodate the installation of the lines. No alteration to the exterior siding of the Unit is permitted without the express written approval of the Board. Once installed, the access hole will need to be sealed with a flexible, compound sealing putty.

Note: Alterations to the interior of the Unit to accommodate the installation of the Line Set and Electrical lines are at the Unit Owners Expense