SEAL BEACH MUTUAL NO. FOUR

PHYSICAL PROPERTY

Air Conditioning/HVAC/Heat Pump Units

RESOLVED THAT In order to conform to revised requirements of the City of Seal Beach, the Uniform Building Code and the Physical Property Department of Leisure World 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 a HVAC air conditioning and heat pump units in Mutual Four be approved and confirmed as follows:

1.) Ducted and ductless HVAC or air conditioning/heat pumps shall be placed in front of an apartment in the garden area as close to the middle of that area as possible as required by the California Mechanical Code and the City of Seal Beach. In addition, Units A, F, G, and L HVAC, air conditioning or heat pumps may be placed on the side of the units as close to the middle of that area as possible.

2.) Ducted and Ductless HVAC, air conditioning or heat pump change-outs and new installations require a 4-inch thick concrete slab upon which the unit must completely stand.

3.) A minimum of fifty percent air space must be maintained for air circulation. A blind is not required. A decorative blind shall be approved by the Board of Directors on a case-by-case basis.

4.) The City of Seal Beach requires an A-weighted sound calculation prior to the issuance of a building permit. Physical Properties requires this to be submitted prior to approval of said permit (Municipal Code 7.15.0350). Exterior sound may not surpass 55DB.

5.) Mutual Four requires all heating and air conditioning units to have attic access from inside the unit. The minimum size for attic access is 22” W x 30” L. 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.

6.) GRF and the City of Seal Beach permits are required for wall heaters, new installations and change-outs. In all construction work where wall heaters replace the original ceiling heat source, a metal conduit or armored cable shall be used for the last six feet of line running from the breaker box to the wall heater(s).

7.) GRF and the City of Seal Beach permits are required for new installations or change-outs of air conditioners through lower windows. Any other area considered for installation shall require board approval.

8.) Upon change of ownership, and with a charge against escrow, the following will apply:

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a.) Ducted and ductless HVAC/air conditioners heat pumps: those systems currently not on a concrete pad not of 3 ½ **4** plus inches in thickness shall be corrected by having a 4-inch-thick concrete pad that is large enough for the unit installed.

b.) During the pre-listing inspection, and at the seller's expense, existing HVAC/air conditioners/heat pumps shall be written up for inspection and servicing for the proper operation by a licensed HVAC Contractor.

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

Document History

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