

Second Bayshore Condominium Association
GUIDELINES FOR A/C PLACEMENT

Objectives of these guidelines

- Follow applicable building codes (e.g. Chapter 27, Paragraph 306.5 of the Florida Building Code)
- Improve the serviceability of the A/C units by locating most units on the ground
- Improve the exterior appearance of our buildings
- Mitigate hurricane risks

When replacing A/C units, a Modification Request must be submitted to the Board for approval, and the following requirements must be met. Notes should be put on the Modification Request if any of these requirements cannot be met. A copy of these guidelines must be given to the contractor doing the installation.

A Owners with central air:

- 1) The contractor must obtain any required permits.
- 2) The new unit must be placed on an appropriate pad on the ground as far from any 1st floor windows as reasonable, but not more than 9 feet from the building.
- 3) The A/C Freon line set and electrical lines on the outside wall must be installed in conduit covered and painted to match the color of the building or silver. Conduit must be placed vertical and/or horizontal on the building. Use the existing conduit if it exists.

B Owners with central air and with the electrical/elevator rooms directly below them:

- 1) The contractor must obtain any required permits.
- 2) The new A/C Condenser must be put on an association supplied aluminum rack, wooden platform, or cement pad.
- 3) The A/C Freon line set and electrical lines on the outside wall must be installed in conduit covered and painted to match the color of the building or silver. Conduit must be placed vertical and/or horizontal on the building. Use the existing conduit if it exists.

C Owners of one-bedroom units with room air conditioners built into the wall:

- 1) The contractor must obtain any required permits.
- 2) The new A/C unit can be put in the opening where the old A/C unit was. The replacement unit must be a dimensional match to the old unit. No window model A/C units will be allowed.
- 3) The A/C unit must be properly sealed to prevent water leakage and mold.
- 4) The new A/C unit must be connected to the existing condensate drain line on the outside of the building.

D Owners of one-bedroom units with room air conditioners built into the wall:

- 1) Must follow the requirements in paragraph A
- 2) The opening in the wall, where the old A/C unit was installed, must be filled with concrete blocks, or plywood with a skim-coat of mortar to match the appearance of the outside of the building.
- 3) The repaired hole must be painted with the same paint used on the concrete walls.

E Association will provide:

- 1) Advice on placement location
- 2) Fencing and/or shrubbery to hide the A/C condensers from sight and muffle the sound.
- 3) Common A/C condensate drain line.
- 4) Removal of the old condenser mounting brackets from the building if still on the building.