CONDO DEL SOL INSTALLATION STANDARD

Lower Unit Mini-Split Air Conditioning Systems

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Pre-amble: This Installation Standard was prepared by the Condo Del Sol Air Conditioning Committee based on the Committees recommendations that received approval from the Condo Del Sol Home Owners Association ("CDS HOA") at the Q1 Board Meeting on March 1, 2023 and the Annual General Meeting on July 8, 2023.

Governing Principle: All contractors hired by CDS HOA or individual Condo Del Sol homeowners, for the installation of mini-split heat pump air conditioning systems in any Lower Condo Units are required to conform to, and confirm adherence to, these standards by signature.

In addition, Contractors will be required to conform to any and all relevant standards and regulations provided by, but not limited to: manufacturers of the installed mini-split heat pump air conditioning systems, Federal Agencies (incl. FEMA), State Agencies, and the City of Sandpoint.

The CDS HOA provides this Installation Standard in order to provide Contractors with the required information to adhere to the CDS HOA standards approved by the CDS HOA for minimizing visual and sound impact on the homeowners of Condo Del Sol. This Standard is not intended to over-ride or conflict with any required standards by any government agencies as shown above.

Table of Sections:

1) Electrical Installation
2) Location and Installation of Exterior Heat Pump Condenser Units

1) Electrical Installation
    a. Each individual unit must be supplied with an easily visible and accessible shut-off near the unit.
    b. All electricity used by the Mini-Split Air Conditioning Systems must be delivered thru the individual owner's meter
    c. To run power thru the unit to the condenser, contractor will install a dedicated circuit breaker in the unit electrical panel and run the electrical cable thru to the crawl space following the same routing as the existing main electrical connection.

2) Location and Installation of Exterior Lower Unit Heat Pump Condenser Units
    a. Heat Pump Condenser Units shall be placed on ground level pads and raised up on a stand or leg set according to manufacturer's specification and to ensure the base of the unit is at or above the level of the lowest habitable space per FEMA's regulations regarding building in a Special Flood Hazard Area. In the Condo Del Sol Lower units, this means the elevation of the floor in the front bedroom near the unit entry. This can be accurately estimated by using the top of the second step up from the ground level on the stairs to each Lower Unit

deck, to define the proper elevation of the base of the condenser unit. Units shall be placed on a pad on the ground outside of the patio deck, placed to minimize the visual and sound



impact to the Condo Del Sol, as the manufacturing specifications allow, with the back wall of the unit directly inline with the front edge of the patio deck as shown in the following photo.

b. Drain lines from the interior will be routed down below to drain underneath the deck.
c. The condenser units shall each be of maximum dimension 35" wide by 28" high by 13" deep and with manufacturers maximum rated peak noise level of 66 dB and a standard run level maximum noise level of 33 dB. Base pads will have the smallest dimensions allowed by the manufacturer. Ground and wall clearances shall be in accordance with manufacturers specifications.
d. Interior installations will be at the contractor and owner discretion and are not covered by this Installation Standard.

3) Visual Impacts
   a. Units will be screened with the use of plants, shrubs and/or a dark brown or black lattice to maintain the visual appearance of the Condo Del Sol property.
   b. Acceptable level of screening of the unit will be at the discretion of the Condo Del Sol representative.

Contractor Agreement to Conform to the Above Standard:

_____ _____
Signature & Date

_____ _____
Contractor Representative and Company (printed)

Unit Number_____
Owner Name_____
Expected Installation Date_____