CONDO DEL SOL INSTALLATION STANDARD
Upper Unit Mini-Split Air Conditioning Systems

Version: Final v4 – 2026/02/27
Version Notes: V4 adds clarity to measurements for pads and posts
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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 Upper 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. Upper Unit install Condo #216 may be viewed as a guide.

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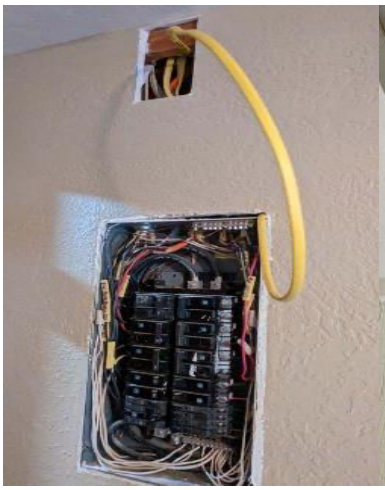
1) Electrical Installation
    a. Each individual unit must be supplied with a clearly visible and accessible shut-off near the unit as shown in a diagram in Section 2, plus a circuit breaker installed in the owner's electrical panel box inside the condo.
    b. All electricity used by the Mini-Split Air Conditioning Systems must be delivered thru the individual owner's meter.
    c. To run power from the unit fuse boxes, the ceiling insulation panel, above the exterior upper entry way will be removed with care taken to remove trim pieces and panel intact for restoration. Contractor will drill a hole in the inner upper unit wall above the fuse box to access newly exposed area above the exterior upper door entryway, and then will run thru electrical cabling to the back of the upper wall between the upper staircase and the upper walkway as shown,

leaving the insulation intact. Contractor to allow sufficient room down the back of the upper wall to allow for a second conduit run for the adjacent unit.











d. Conduit will then be drilled thru the tile on the upper unit entryway as shown above, and then through the tile directly below on the main floor landing and, as can be seen at the Unit 216 (Turner) installation, diverted down into the crawlspace. Insulation and Panel above the exterior upper entry way and will be restored to original condition, and penetrations through any tile will be sealed.

e. Power will be run from the crawlspace below the condos and out the exterior side walls to the location of the three heat-pump condenser units on the exterior of the nearest end wall. ***Additionally, for only the first unit installation on each end wall***, house power will be run from the meter room to the exterior, near the unit installations, **the cost of the house power will be billed separately and billed directly to Condo Del Sol and not the Owner.**

f. Each set of required electrical bundles, line sets and communication lines will be watertight and installed per manufacturer specifications, with the holes and bundles waterproofed and sealed to avoid surface water entering the crawlspace area. Wall penetrations will be drilled behind the visual cover of the exterior units and screens and not visible from the exterior.





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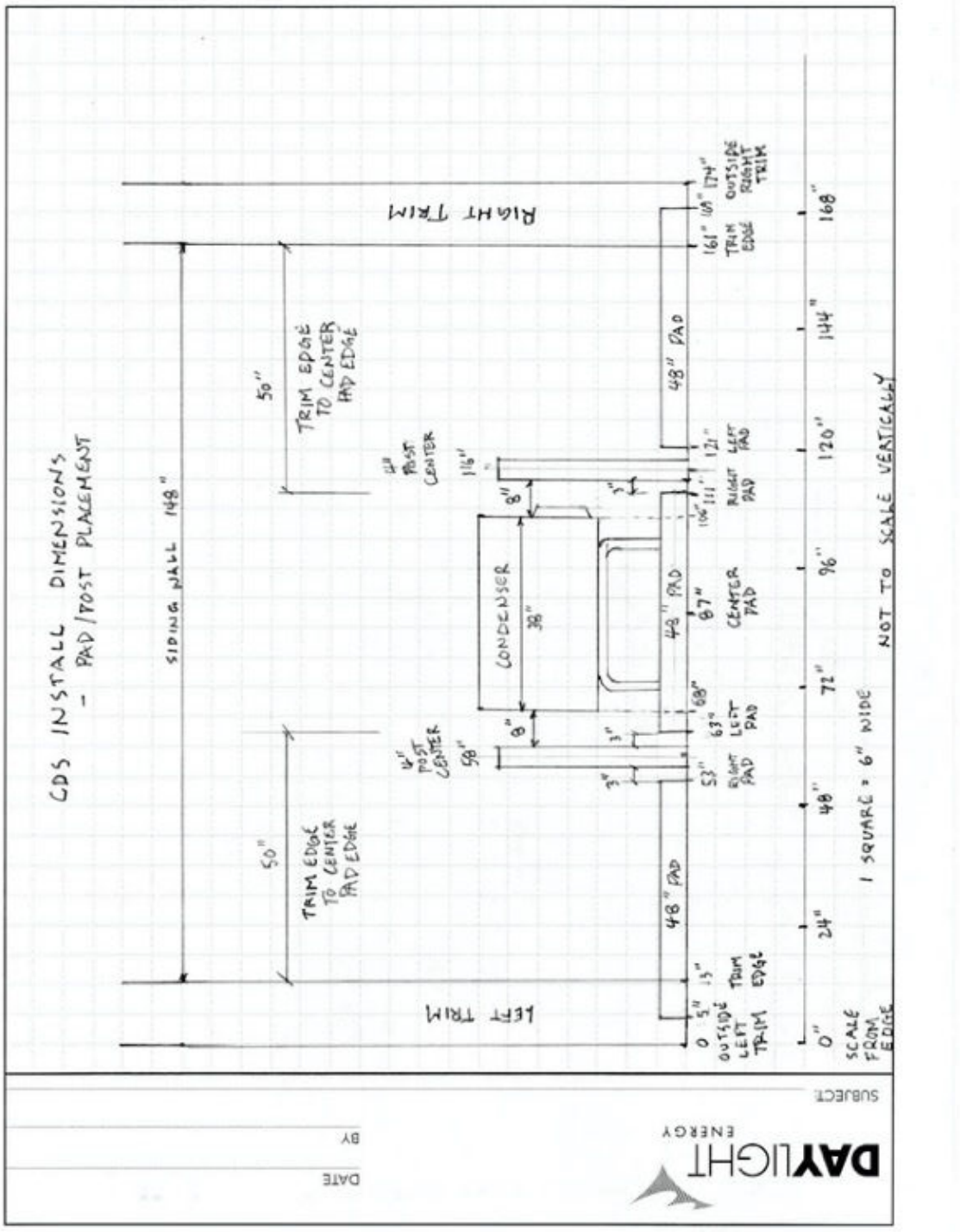
2) Location and Installation of Exterior Heat Pump Condenser Units



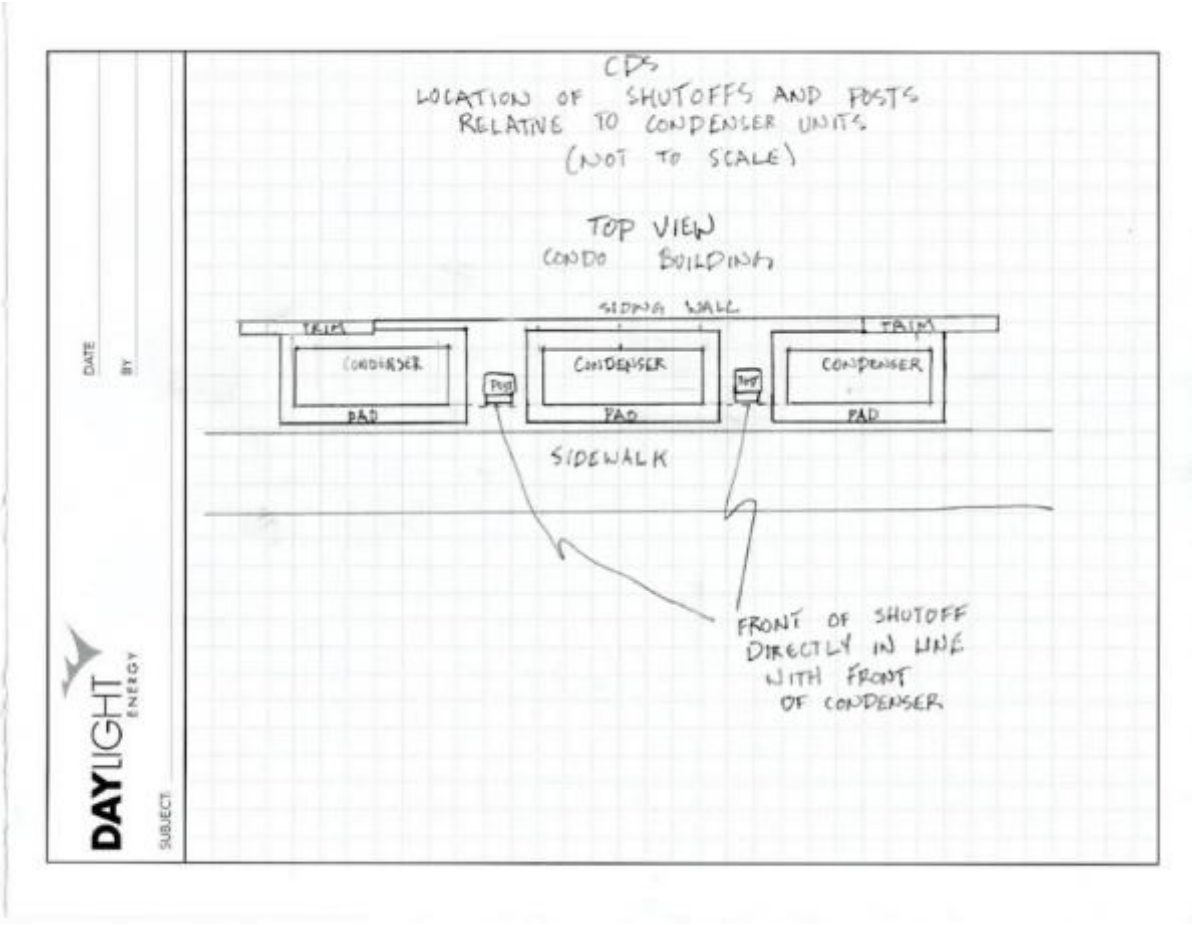
a. There are a maximum of three exterior heat pump condenser unit install positions on each building end wall. This can be seen in the preceding photo showing the centre position of the Unit #216 install. The ***position nearest the rock wall is reserved for the end unit install*** only, to hide the end unit line hides. The center position, as shown above, will be taken by the ***first*** install of the two units that are not the end wall unit. The position furthest from the rock wall will be taken by the second non-end wall unit install. This for purposes of the decorative screen that will be installed by Condo Del Sol later. NOTE, THE POST INSTALL SHOWN ABOVE IS NOT IN THE CORRECT POSITION. The post must be set exactly in the middle of the 10" space between the pads to allow the screen to fit properly. This is shown in the Pad/Post Placement Diagram. AC Units shall be labelled to identify which condo unit they are connected to.

b. Heat Pump Condenser Units shall be placed on 48" ground level pads and raised up on a stand similar to the one shown above, 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 Condo Del Sol, this means the elevation as shown on the State approved center installation at Unit 239 (Hanbury) on the east end of building G. Inter unit spacing shall be 20" to allow for shut-offs and house power as required, and will fit the future screen installation. No equipment, including the shut off posts, shall be installed above the level of the top of the condenser to allow for the standard screen height. Exact positions of the unit installs are shown in the below diagram.

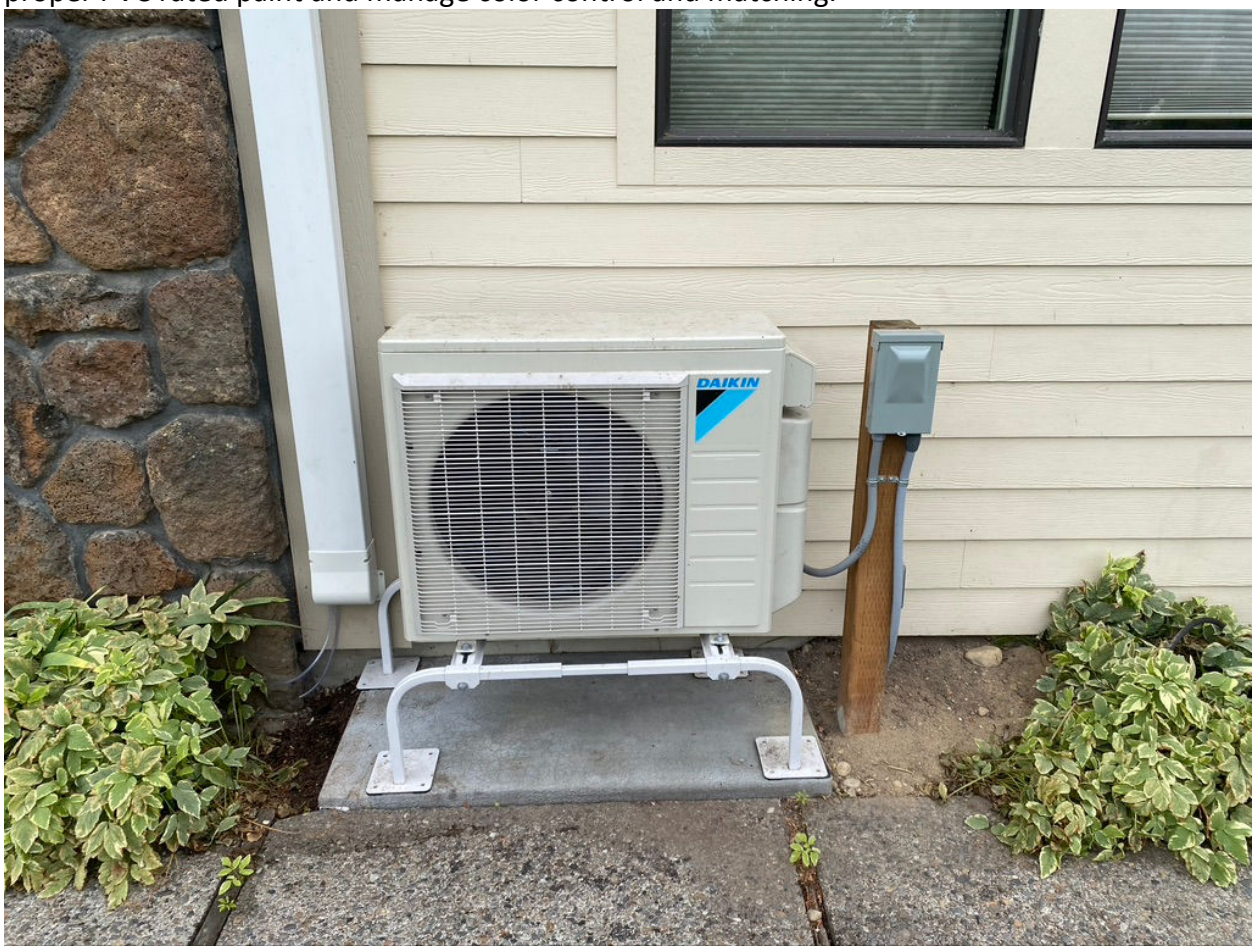
FOR CLARITY: These following measurements are the same for an installation whether the rock wall is to the left of the “Left Trim” or to the right of the “Right Trim”. The measuring edge from the “Rock Wall“ side starts at the contact point between the grey trim piece and the rock wall. The measuring edge on the opposite side is from the corner edge of the trim piece adjacent to the parking lot side of the wall.



c. The three condenser units shall each be of maximum dimensions 38” wide by 33” high by 17” 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 maximum width of 48” width and minimum width as allowed by the manufacturer. This is required to allow for installation of a Condo Del Sol supplied and installed screens. Units shall not be installed with an attachment to Condo walls to prevent vibration into units.
d. In order to meet requirements of the State electrical inspectors, exterior shutoffs must be installed on posts in between the condenser units. One post will have two shutoffs and the other will have one, as Contractor’s discretion. The purpose of the post installation, rather than on the exterior condo wall, is to allow maximum access to the shutoffs by maintenance or emergency services. For this reason, the shutoffs must be directly in line with the faces of the condenser units, as shown in the overhead sketch below, with spacing to have the shutoffs directly in the center of the removable screen, as shown in the drawing above. Failure to conform to this specification will likely result in a failed electrical inspection.



3) Location of Line Hides for End Units
    a. End Unit Line Hides are to run from below the condenser unit cover as close to the ground level as practical and all the way up to the soffit of the building. They will be located adjacent to the end wall rock feature closest to the A/C cover and painted the same color as the building trim. Line hides should be placed on the trim as close to the rock wall as possible, while practically allowing for proper access into the end unit. Line hides shall be painted in place in order to avoid damage after painting at the discretion of the Condo Del Sol representative. Condo Del Sol representative will manage the painting of the line hides with proper PVC rated paint and manage color control and matching.



    b. All line hides installed shall be supplied by the same manufacturer with the same model number (DiversiTech SpeediChannel Model 230-D6) with the size of 5.9” wide by 3.14” deep on all buildings, to maintain visual appeal, regardless of the desired or installed number of lines and cables. No other equipment can be installed on the end walls beyond this single line hide and the equipment as described in 2) above. All penetrations into the owner’s condo for purposes of heat pump lines and required electrical equipment will be completely hidden within the line hide. Contractors can enter the line hides, drain lines and

electrical lines into the interior of the owner's condo at any point on this vertical line hide installation only. No horizontal deviations to enter the owner's condo at a different location will be allowed. Interior installations will be at the contractors and owner's discretion and are not covered by this Installation Standard.

4) Location of Line Hides for Interior Units

Line hide exterior location for third condo from end





Line hide exterior location for second condo from end shown on right

a) Heat pump lines and required electrical equipment for the second interior and third interior upper units will be run back under the condo crawlspace and emerge under the exterior pony walls as shown in the photo above. There will be one line hide, of the exact same model and dimensions as the end unit wall line hide discussed in 3 a) and b) above, placed on the trim piece on the parking lot end of the pony wall to service the third from end wall interior unit. Placement of this line will be such that the line hide will be placed with its edge exactly inline with the right side of the trim piece behind the rain gutter. The second identical line hide, to service the second from the end wall interior unit, will be placed on the back bedroom wall (see photo above) such that the line hide will be placed with its edge exactly inline with the right side of the trim piece. Line hides will be placed as close to the ground level as practical and all the way up to the soffit of the building. Line hides will be painted the same color as the building trim under the supervision of the Condo Del Sol Representative per the procedure in 3 a) above.
b) Contractors can enter the line hides, drain lines and electrical lines into the interior of the owner's condo at any point on this vertical line hide installation only. No horizontal deviations to enter the owner's condo at a different location will be allowed. Interior installations will be at the contractors and owner's discretion and are not covered by this Installation Standard.

Contractors Agreement to Conform to the Above Standard:

_____ _____

Signature & Date

_____ _____

Contractor Representative and Company (printed)

Unit Number_____

Owner Name_____