

AIR CONDITIONING INSTALLATION GUIDELINES

STONEWALL PLACE CONDOMINIUM ASSOCIATION OF BOULDER, COLORADO

Only wall mounted air conditioning (AC) units specifically manufactured as thru-the-wall installations that include a “slide out chassis” are permitted at Stonewall Place Condominiums. Units designed exclusively for window installation are prohibited. The determining factors that will support an AC installation are:

1. The presence of a defined AC circuit in the electrical panel of the condominium
2. The presence of a designated AC electrical receptacle somewhere in the living spaces of the condominium

The installation of an AC unit in a condominium at Stonewall Place requires the approval of the Board of Directors. The Board of Directors shall approve or disapprove all requests within thirty (30) days after receipt of **all** documents needed. In the event the Board fails to take any action within said 30 days, the design review shall be deemed to have been fully complied with.

The installation of an AC unit without written approval from the Board shall be deemed to be in violation of these guidelines. In the event installation is commenced without approval, the Board may require that the AC unit be removed and the building restored to its original condition at owner's expense.

Documents to be included with “AC Installation Request”

1. Manufacturer's specification information for AC unit
2. Name of contractor to install AC unit, proof of liability and workers comp insurance for contractor and any permits and licenses that may be required.
3. Exact location of AC installation in your condominium, i.e., on the wall under the living room window, unit will be centered under window. Include a diagram providing the exact dimensions of the unit and exact placement on the exterior wall of the condominium.
4. All installations must be in compliance with City of Boulder Building Codes and all required permits must be submitted with the AC Installation Request form.
5. Request must be signed and dated by owner.

Approved AC Thru-the-Wall Units

The types of acceptable units are those manufactured specifically for thru-the-wall installations and that include a “slide-out chassis”. The installation of a chassis is required. This provision will allow the chassis to be permanently affixed in position in the opening created in the exterior wall, providing for a surface that can be trimmed against on the exterior and interior, and allow for removal for servicing in the future when required. Units designed exclusively for window installation are prohibited.

Energy Efficiency ratings for each installed AC unit should be a minimum of 9.0 Energy Efficiency Ratio (EER). Air conditioners suitable for installation include Friedrich , Model #WS12A30E or a comparable unit from another manufacturer with a EER rating of at least 9.0.

Installation Specifications

A survey of condominiums at Stonewall indicates the 1st, 2nd, and 3rd floor condominiums should be pre-wired for air conditioning and a 220V 3-prong outlet should be available in the living room or dining room wall at the front of the condominium. The location of the 220V outlet will determine the location of the AC unit and deviation from this location will require Board approval. **The AC units should be located at a minimum of 18” above the floor to the bottom of the chassis.**

Electrical Issues: The voltage and amperage of the existing AC circuit needs to be verified by a licensed electrician prior to ordering of the AC unit to be installed. The type of receptacle that was originally installed will need to be verified to be compatible with the voltage and plug on the AC unit to be installed. If the pigtail on the AC unit requires a different receptacle, then a licensed electrician should install the correct type of device and make alterations accordingly to accommodate the AC.

AC Unit Location: The AC unit is to be located in the proximity of the electrical receptacle that was installed as part of the original construction. The location should be determined by an investigation in each condominium in the following order:

1. Determine if there is an existing opening that may have been framed into the exterior wall within the proximity of the electrical receptacle. Some investigation will need to be done to determine, in each case, if a framed opening exists in the exterior wall. The method to be used isn't specified, but available options would include thermal imaging, acoustic stud and framing sensors, or removal of existing gypsum board. Exterior siding should not be removed in this investigation process. In the event there is damage to the exterior of the building, the condominium owner will be responsible for the cost of repair.
2. If no existing framed opening is present, and the receptacle is below or beside an existing window, then locate the AC unit below the window within electrical pigtail length of the electrical receptacle. Location to be approved by the Board of Directors. This approach will eliminate the need to install a structural header above the opening for the AC unit.
3. If the receptacle is beside a sliding glass door, or in a wall where no window is present, then locate the AC unit within reach of the electrical receptacle. Location to be approved by the Board of Directors. If this installation is permitted, AC units installed in condominiums above or below must be in installed in the same location on their respective condominium walls to provide a uniform appearance on the exterior wall of the building. In this circumstance, the creation of a headered opening will be required. See the attached drawing for detail on the configuration of this header.

4. Install the chassis in accordance with the manufacturer's installation instructions. Securely fasten to framing for permanent installation.

Finishing: The exterior of the chassis frame should be surrounded with 1"x4" rough sawn cedar trim, backprimed and painted to match the existing siding color scheme. The horizontal trim should be flashed with galvanized sheet metal flashing. At the exterior, the joint between the chassis and trim should be sealed using a single component polysulfide or polyurethane sealant, colored as closely as possible to match the painted trim. Please call the management office at 303-530-0700 to obtain information regarding the paint color. Repair costs for any damage to the exterior of the building caused during the installation of an AC unit will be the responsibility of the condominium owner.

The interior drywall (or other interior finish material) should be patched to match the existing adjacent surfaces. If the interior finish material is drywall, it is recommended to use a drywall finishing casing bead at all edges, and the joint between the casing bead and the chassis should be sealed with a high quality sealant.

All AC installations must be approved by the Board of Directors.

AC Installation Request
The Stonewall Place Condominium Association

Please refer to the directions on the back of this form

Homeowner Name: _____ Home Phone: _____

Address: _____ Work Phone: _____

Email address: _____

Name of contractor – please attach proof of liability insurance and workers comp insurance, any required permits or licenses

AC Manufacturer, Make and Model – please attach specification sheet

Installation drawings/diagram from contractor– please attach

I understand that:

1. Approval of the Board of Directors must be granted **before** proceeding with the installation of a thru-the-wall AC unit per the Declaration for Stonewall Place Condominiums, Article Nine, Paragraph 9.5 Additions, Alterations or Improvements by the Unit Owners.
2. The installation must conform to the AC Guidelines as interpreted by the Board of Directors, and that I may be contacted by the Board of Directors if further information is needed to process this request.
3. In addition to Board approval, I may need to have a building permit or other approvals from local authorities as required by law.

Homeowner Signature: _____ Date: _____

Board Action:

Approved as submitted

Approved subject to the following requirements: _____

Disapproved for the following reasons: _____

BOD Member 1 Signature: _____ **Date:** _____

BOD Member 2 Signature: _____ **Date:** _____

BOD Member 3 Signature: _____ **Date:** _____

Directions for submitting Request for AC Installation

- 1. Send the completed form, copies of contractor's proof of insurance, spec sheets, installation drawings, etc. to Stonewall Place Condominium Association at the following address:**

The Stonewall Place Condominium Association
Countryside Asset Management Corp.
7490 Clubhouse Road, Suite 201
Boulder, CO 80301
303-530-0700

- 2. Your request will be forwarded to the Board for consideration. The Board will notify the Management Company of their decision and you will receive a written notice of the decision.**

If you need a copy of the Declaration of Covenants, have questions, or need more copies of this form, please contact the Management Company at 303-530-0700.