

## AIR CONDITIONING

There are typically three types of air conditioners; Window, Thru-the-Wall and Portable. There are also Mini Split-System (cooling and heating) air Conditioners that require a compressor, but that's a separate issue. (See separate spec. for A/C Compressors.)

### WINDOW AIR CONDITIONERS

Window type air conditioners are the most common type sold in big box stores. They should be installed in windows only! They absolutely should "NOT" be installed in the building walls.

Window A/C's must not be installed in thru-the-wall sleeves.

### PORTABLE AIR CONDITIONERS

These can be installed in the window, or deck slider, as they are typically temporary and do not have a negative visible impact or negative impact on the building. Be sure to check plug type below.

### WALL AIR CONDITIONERS

Air conditioners to be installed in the building walls must be of the Thru-the-Wall type. These require a sleeve into which the A/C is inserted. (The sleeve is typically sold separately.) The sleeve should be specific to the brand of air conditioner as the size may be slightly different between brands. Typical industry standard sleeve size is (26 x 15½). Recommended size is 10,000 BTU minimum. Typically there is already an opening built into the wall for the installation of an A/C in the bedroom and first floor. In a middle unit there may also be a built-in opening in the loft. Make sure you coordinate the plug type with the existing outlet if there is one. If no outlet plug is already in place, consult an electrician before purchase of an A/C. If an outlet is already in place, about 48" off the floor, it's probably a 20 amp, 230 volt outlet. (*See plug type image below.*) This outlet, which is typically on a separate circuit, can be converted to a 110 volt outlet by an electrician. If doing a new installation of a wall A/C you should check with an electrician to confirm the electrical requirements for the A/C that you're about to buy.

Wall A/C's are sold locally at Baron's Appliance (Amherst St.), Home Depot, Best Buy and Brennen & McKay (Milford, NH). They can also be ordered on-line from Amazon. Only Baron's and B&M are likely to have them in stock and have knowledge of what they're selling.

Any air conditioner installed in a building wall must be properly flashed and

framed. If picture framed, it must be recessed into the siding and flashed on the top and both sides.

## LOCATIONS

No window-type air conditioner may protrude thru the front window of a unit. (Rules and Regulations par. 9.1) Portable air conditioners with the vent going thru the front window are acceptable. A clear plastic panel for the vent must be used (no plywood).

### Loft Installations In Middle Units

With the possible exception of units in 5, 6 and 8-unit buildings, most middle units can install thru-the-wall type air conditioners in the side wall of the loft (typically third floor). Some units may already be framed for it. (Obviously the frame can be resized as necessary.) The A/C must be installed adjacent to the back side of the roof. An alternative option is to install a portable air conditioner with the vent exiting thru the rear soffit.

### Rear of The Building

Installation of wall air conditioners at the rear of all units is allowed.

Removal of an existing thru-the-wall air conditioner and repair to the building related to the removal of the A/C is at the unit owners expense. Any associated repairs must be performed by the Association at the unit owners expense and/or supervised by the Associations carpenter and must meet Association standards. The Association will provide the necessary siding.

### A/C Removal

If an existing air conditioner is permanently removed, the space must be filled with 3½-inch fiberglass, paper-faced insulation and covered externally with one-inch foam insulation. The Association will provide siding, which must also be installed.

Please contact the Property Manager at Great North with any other questions.

## PLUG TYPE

5-15P

6-15P

