

Architectural Standard for Moving Air Conditioning Units

Applies To

This standard applies to town home owners who want to move their air conditioning unit from their courtyard or patio to the rear of their town home.

Intent

There are noise, heat, appearance, location, safety, and maintenance issues which affect all home owners. It is the intent of this standard that the air conditioner installations address these issues and be legal, uniform, and unobtrusive.

Standard

The following standards apply to the air conditioning unit after it is moved.

1. The installation must meet all applicable laws, codes, and ordinances. An electrical permit is required. This is normally obtained by the contractor doing the work. A corresponding post-installation inspection by Code Enforcement is also required.
2. If the original unit is replaced, the replacement unit can be no larger than the original unit in length or width or height. The original units are approximately 25" wide x 28" long by 29" high.
3. The unit, if a replacement, must have a higher efficiency rating (SEER) than the original unit. You are encouraged to purchase the highest efficiency unit. Higher efficiency units are quieter and put out less heat, but are typically larger. Consideration for a larger unit will be made in this case. So note on the request.
4. The unit, if a replacement unit, cannot be louder than the original unit.
5. The unit must be properly maintained so as to prevent excess noise. If an excess noise complaint is made, the town home owner agrees to promptly have the unit repaired. If it is not promptly repaired, the homeowners association will have it repaired and bill the town home owner.
6. The unit must be mounted on a proper pad made of concrete or plastic or other material commonly used in the neighborhood for this purpose. The pad should be approximately square, 29" to 36" on a side, and must be at least 1" longer and wider than the air conditioning unit.
7. The mounting pad must be located at the rear of the town home adjacent to the driveway. It should be located 12" to 18" inches from the rear of the town home.
8. The mounting pad, the air conditioning unit, and all associated plumbing and electrical and all other parts of the system must be located entirely on the town home owner's property. Specifically it cannot be located on the limited common area or on the adjacent town home owner's property.
9. The location of the air conditioning unit cannot interfere with vehicle movement in the driveway, traffic in the byway, or maintenance of limited common area.
10. If the installation requires the movement or removal of any plants (other than grass), that should be noted in the submission.
11. To minimize any potential maintenance problems for the homeowners association, all holes made during the installation that are exposed to the weather must be properly weather proofed, including caulking and an appropriate weather shield. A second post installation inspection by a representative of the homeowners association will be required to insure that this is done. The cost of the inspection, if any, will be charged to the homeowner.

Submissions

All town home owners who want to move their air conditioning unit must submit a *Request for Architectural Approval*. The request should include a copy of this standard and should identify how the standards are to be met. A *Submission Worksheet* is provided for this purpose.

If the original air conditioning unit is to be re used, it should be so noted. If a new unit is being used, a photograph, dimensions, and noise specification of the new unit should be provided. The attached work sheet should be completed and included with the request.

If any of the standards cannot be met for any reason, then an explanation of the need for the exceptions should be part of the submission in order for the submission to be considered.

Initial approval must be obtained prior to beginning installation.

Final Approval

Final approval will be given only after successful completion of the two required post installation inspections. The town home owner must submit the *Notice of Installation Completion* attached. The *Notice of Installation Completion* must include a copy of the successful post-installation inspection by Mecklenburg County Code Enforcement.

The installation must be completed and the Notice of Completion submitted within 180 days of the initial approval or the approval is withdrawn. The Architectural Review Committee than has 60 days to complete the homeowners association inspection and grant final approval.

Architectural Standard for Moving Air Conditioning Units Submission Worksheet

1. The installation will meet all applicable laws, codes, and ordinances. A building permit will be obtained.
True
False

- 2a. Is the unit the original unit or a replacement unit?
Original
Replacement

- 2b. If a replacement unit, specify length _____, width _____, and height _____.

3. If a replacement unit, specify manufacturer's decibel rating _____.

4. If a replacement unit, specify the efficiency rating SEER _____.

6. Mounting pad length _____, width _____, and material _____.

- 7a. Unit is located at the rear of the town home and adjacent to the driveway.
True
False

- 7b. Unit is located _____ inches from the rear of the town home.

8. The mounting pad, the air conditioning unit, and all associated plumbing and electrical and all other parts of the system are located entirely on the town home owner's property.
True
False

9. The location of the air conditioning unit does not interfere with vehicle movement in the driveway, traffic in the byway, or maintenance of limited common area.
True
False

10. Note any plants that have to be moved or removed. Attach additional pages with drawings if necessary.

If there are any exceptions to the standard, note the item number, the exception, and the reason for the exception. Attach additional pages if necessary.

Architectural Standard for Moving Air Conditioning Units Notice of Installation Completion

When the installation is complete and the Code Enforcement inspection has been completed and passed, the town home owner must complete Section 1 below and mail to:

Abbott Enterprises Inc.
5970 Fairview Rd. Suite 710
Charlotte NC 28210

Section 1: Code Enforcement inspection completed

The project is completed and the inspection by Code Enforcement has been completed and passed. See inspection report attached.

Signed by town home owner

Date

Print Name

Street Address

Section2: Homeowners Association inspection completed.

The home owners association post installation inspection has been completed and the final approval has been made.

Signed by Architectural Review Committee chair

Date