

A/C Replacement Requirements

4-2013

Replacing an AC system will involve work at your unit and the roof. While the L'Elegance has Contractor Rules and Regulations to guide all work, the following deals more specifically with the project you are anticipating. See the complete list of Contractor requirements available from the Office if you have questions.

1. You the owner have the ultimate responsibility to monitor the work to be sure our condo building is safe and cleanliness is maintained. The staff is available if you have any questions.
2. Obtain roof door key from Office on day of work.
3. Licensed Installer required
4. City permit required
5. No noise before 9:00 AM or after 4:30 PM, work Monday thru Friday only.
6. Alert staff before work begins so elevators can be padded, instruct contractor to use padded one. Also, warn contractor to not hold doors open for long periods because that may trip controls and stall elevator.
7. Emergency work allowed with approval by Board or Building Committee.
8. Protect hallways with runners. Remove dust producing debris in closed containers. Remove all debris from premises, condo bins not for contractor use.
9. Check with those giving quote to be sure the air handler fits in the closet.
10. High efficiency systems may not be possible because of the type copper lines in place.
11. Roof top condenser must meet County code fastener requirements for wind resistance.
12. Replace the electrical disconnect box located near the roof condenser if it is an original installed in 1996, some have fail recently.