

Air Conditioning (A/C) Installation Standard and Guidelines

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This standard provides guidelines for the replacement installation of a new air conditioning / heat pump outside unit.

1) The CV Board does not have an opinion, nor is it required to replace or upgrade the unit's air conditioning / heat pump system so long as no other exterior changes are required. The air conditioning and other mechanical systems for the sole use of the unit are the responsibility of the unit owner.

2) Changes requiring an application to the Board and Board approval are modifications that affect the aesthetics of the building or affect the building itself. Attaching anything new to the building's surface, perforating the building's envelope (new refrigerant or power lines) or changing the location of the exterior A/C unit are examples of changes that require prior board approval.

2a) Mounting: currently, the A/C exterior unit, depending on location, is mounted on either a metal bracket affixed to the building foundation or a pad (concrete or other) on the ground. Either is acceptable. If the new replacement A/C unit requires a pad-mount in a location which currently has brackets, the brackets may be removed by being cut near-flush to the building.

2b) Refrigerant Lines: If new refrigerant lines are required the preferred method is have them exit at the existing location so as not to increase or enlarge any holes in the side of the building. However, as this may require significant interior work (removal of ceiling and wall drywall to access refrigerant lines) it is acceptable to run the plumbing so that it exits the building at a new location. This new location should minimize the horizontal and vertical run on the exterior of the building. The application to the Board must include a drawing showing the proposed new plumbing exit point and chase. If new lines are used then the old lines must be terminated inside the building and the whole in the siding must either be sealed with a paintable and painted cover plate or the siding board must be replaced.

2c) Refrigerant Line Chase: If the refrigerant lines are moved then they must be covered by a chase so as to minimize the visual impact. The chase should have a width or diameter of not more than approximately 4 inches. The chase should be made of a paintable material. Bare metals such as aluminum or galvanized steel are not acceptable as they will not accept a coating of standard house paint. Metal with a factory-applied coating such as an aluminum gutter downspout is acceptable. The chase will be painted to match the siding color. Details on the chase type, size and material will be included in the application.



Picture One - Installation example: Removal of the old mounting bracket and replacement with a purpose-made pad is acceptable. The length of the new refrigerant lines (in chase) is acceptable. The metal chase itself (not paintable) is not acceptable and must be replaced.