

AIR CONDITIONING POLICY

April 2019

NEW AND REPLACEMENT COMPRESSORS

1. All outside new and replacement air conditioning compressors must be approved by the General Manager to ensure proper placement and condenser type.

2. The Kanaloa Maintenance Administrative Assistant should be notified as to the installation date of a new or replacement outside condenser and the name of the company doing the installation.

3. The Maintenance Supervisor will verify that the installation is being done as approved and that any chases, conduit, wires, and refrigerant and drainage tubes are acceptably camouflaged, with any installed chases constructed and finished to match existing architecture and building design.

4. Any condenser placed under or near a neighbor's window shall be a modulated scroll-type compressor with a variable speed and shall expel warmed air sideways, away from the building.

5. Condensing units under a building shall be installed near an outside wall to diminish excessive heat going into the apartment above it and shall direct heated air away from the building, not upward.

6. Air conditioner condensers must be low-noise units.

7. Any deviations from the standards set forth herein must be approved by the Board.

8. Because Kanaloa's buildings were not designed for air conditioning, and the cost of electricity is so high on the island, owners are encouraged to consider the new "mini-split" ductless air conditioning systems. Owners who have installed these have found them to save considerably on electric bills and to be very quiet both inside and out. They also have other features that are well worth investigating.