



ROSSMOOR ALTERATION STANDARDS

HVAC-HEAT PUMP REPLACEMENTS - CONDOS

Standards generally accepted across the Rossmoor Valley. Specific restrictions of use may be invoked by individual Projects.

INSTALLATION REQUIREMENTS:

Concrete or fiber-cement pad required, seismic connection to unit required, pad and unit shall be level.

Replace existing flexible line set where necessary. Where line sets are relocated, and exterior sheet metal chase may be created and painted to match the building color.

Screening fence with access to unit when required, Mutual Operation Division will provide a standard detail with clearance, height and material criteria which can be used or adapted to suit specific site conditions.

Proper installation or wiring required. Circuit breaker wiring shall meet manufacturer's specifications and current electrical code requirements.

LANDSCAPE:

Foliage and irrigation removal and/or relocation to accommodate unit installation. Coordinate with Mutual Operation Division landscape department.

HOURS OF OPERATION:

Limit hours of operation (heat pumps in particular) at night in consideration of neighbors by use of a automatic setback thermostat.



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UNIT REQUIREMENTS

Unit Specification Standards:

Size (tons):

Shall be appropriate for the volume of the manor but shall not exceed 4 tons.

Special case needs will be considered on a case by case basis for a 5 ton unit.

Size (height):

41 "(max).

Efficiency:

Heat pump 14 SEER minimum
Split system 16 SEER minimum

Sound criteria:

Heat pump 73 db maximum
Split system 75 db maximum
(Based on manufacturer's listed specifications).

Required features:

Compressor blanket/muffler required
Automatic setback thermostat required
Noise-dampening isolation supports required



ROSSMOOR
WALNUT CREEK

HVAC WORKSHEET

Name: _____

Alteration #: _____

Address: _____

Part of TWCM approval process

Contractor name: _____

Manufacturer of unit: _____

Model: _____

High efficiency: _____ (Yes/No)

Seer rating of unit: _____ (minimum 14)

Tonnage: _____

Height of unit: _____ (41" maximum height)

Will a sheetmetal chase be necessary? _____ (Yes/No)

Is painting included? _____ (Yes/No)

Will unit placement be under or in front of a window? _____ (Yes/No)

Notes: _____
