

Palm Colony at Pelican Landing Condominium Association, Inc.

Replacing or Repairing an Air Conditioning System

A/C Alterations Requiring Prior Approval of the Association

Palm Colony home owners needing to repair or replace any portion of the air conditioning system serving their unit must first seek the *prior written approval* of the Association: (a) If the proposed work is considering moving the air conditioning compressor located outside of the building from its current location (b) will involve replacing or moving any copper tubing and/or related conduit that runs underneath the building or through the attic or walls of a building; or (c) if the proposed work anticipates relocating the copper tubing and related conduit that carries refrigerant to the unit's air handler to run up the outside wall of the building.

Contractor Specifications and Requirements When Repairing an Air Conditioning System

1. Sharing a conduit. In many instances within Palm Colony, two separate units located in the same building will share a conduit from their external air conditioning compressors for the copper tubing needed to carry refrigerant to the air handling systems serving each unit. It is possible that the tubing leading to one unit ceases to work properly, while the tubing leading to the other unit continues to work properly. With the consent of the owners, the tubing serving both units should be replaced at the same time.
2. Relocating the conduit.
 - a. New copper tubing should be installed in properly sealed conduit that runs from the external air conditioner compressor straight up the outside wall of the building and into the attic. Copper tubing serving two units in the same building may share a properly sealed and insulated metal conduit.
 - b. Once the copper tubing and conduit have reached the attic, the lines should run across the attic until they are directly above the utility/furnace room wall that the old lines occupied. The new lines would closely follow the route followed by the original lines, connecting first with the air handler on the second floor and then connecting with the air handler on the first floor.
3. Sealing of the floor. Once the new copper tubing and conduit has passed through the cement floor on the second floor and has been connected to the air handler on the first floor, then the opening in the floor will need to be properly sealed to meet building fire codes. During this process, the original lines would be totally removed, with the exception of lines that are buried in concrete beneath the building.
4. Painting the conduit. The contractor will prime and paint the new conduit located on the exterior of the building in a color that matches the exterior of the building, assuming the Association is able to provide sufficient paint for this purpose. If the Association cannot provide paint in a matching color, then the exterior conduit will only be primed.

5. Contractor information needed. When submitting a proposal for the work to be performed, the contractor must also provide the owner(s) with:
 - A copy of an Occupational License and a Certificate of Competency or Contractor's License valid in Bonita Springs or Lee County, Florida.
 - A copy of the Declaration Page for the current public liability insurance it carries.
6. Contractor proposal. These written specifications must be attached to the contractor's proposal. The proposal must contain a written statement that the contractor's work will comply with applicable building codes and will meet the specifications set by the Association.