

Air Conditioning Rules

Installation of a new or replacement central or window air conditioning system in any apartment must be approved in advance by the House Committee and the Board, and is subject to the requirements described in the current Remodeling and Renovation Guidelines available in the management office.

Types of Air Conditioning:

The Board of Directors, at its sole discretion, shall determine the type or classification of air conditioning systems and whether or not they may be approved for installation and adhere to 3750 aesthetic criteria. The Board may also from time to time, in its sole discretion, grant exceptions or exemptions, as deemed appropriate. It is the intent of the Board to prohibit any additional window units in the prohibited areas prior to the end of the phase out - elimination dates listed in the last section below.

i. Permitted

- Central Air Conditioning Systems (**CACS**).
- Window Air Conditioning Systems equipped with a self-evaporating water system per requirements listed below (**WACS**).
- Portable Air Conditioning Systems designed for interior installation (**PACS**).

ii. Prohibited

- Through the Wall Air Conditioning Systems
- Packaged Terminal Air Conditioning Systems of any size.

Installation of CACS and WACS:

- Units may only be installed with the prior written recommendation of the House Committee and the prior written consent of the Board of Directors. Shareholders wishing to install air conditioning equipment must complete the Remodeling and Renovation Guidelines Application, available in the management office.
- Any new or replacement CAC condenser platform installations *on the facade of the building* must be permitted with the City of Chicago prior to installation. *New or replacement CAC condenser platforms are never permitted on the exterior fire escape stairways.*
- Units may not be installed or used in any manner that detracts from the exterior appearance of the building.
- The Board of Directors, with the advice of the House Committee shall determine whether a particular type of unit is appropriate for a particular location.
- Units must be professionally installed in an appropriate location by an individual or company approved by management and in accordance with manufacturer's specifications and must comply with applicable governmental codes and ordinances.
- All installations must include a separate dedicated electrical circuit appropriate for the size of the units.
- No units may be hung from windows or window sills

- All units must be installed securely with metal brackets adequate to support the weight and size of Unit. Plans for support must be approved by House Committee. CAC condenser platforms must be installed per the corporation's approved specifications which can be obtained from the receiving room or management office.
- When replacing CAC condenser platforms, the Building façade will be repaired to the same standards as those used in the Building's regular façade maintenance plan. The payer of the AC façade repair will be determined by the Board on a case-by-case basis.
- Any units that cause excessive vibration or cause damage to the building, blocks a fire escape or other means of egress must be removed or relocated upon request of the board or management within 45 days of notice.
- CAC condenser platforms that are not currently installed according to the building standard installation method must occur at the shareholder expense at the earlier of (a) the jurisdiction having the authority requiring it; (b) the repair or replacement of the condenser unit; (c) a determination by the Board of Directors that the installation is unsafe, hazardous or doing damage to the building structures; or (d) upon the transfer of shares.
- Any objects utilized to adjust the position of the system (such as shims) or vents must have an independent source of fastening or attachment. Units may not be vented into any interior space, including the building interior ventilation system for bathroom or kitchen fans.

Additional WACS Requirements:

- May **only** be installed or used on the Lake Shore Drive (east, south) or Grace Street (North) facades from April 1st to October 30th, each year.
- Approval is required for any replacement or upgrade.
- May not be installed or used in any manner that detracts from the appearance of Lake Shore Drive (east, south) or Grace Street (north) facades
- All mounting, surrounds or panels must be kept free of flaking paint, rust, dirt, mold and mildew.
- Support systems, vents or other objects must be installed in a way that ensures that they remain in place when the window is opened or that prevents the window from being opened accidentally.
- All installation, insulation or venting kits must be manufactured for use with the WACS installed.
- The use of duct tape, plywood, MDF, plastic sheeting or other similar, do-it-yourself applications is expressly prohibited.

Additional CACS Requirements:

- May only be installed or located on rear (courtyard or alley) exterior wall, rooftops or other exterior areas that are not visible to the general public.
- The Board of Directors may approve the installation of CACS in certain areas based on special needs or circumstances.
- Management must approve all technicians and installers.

Inspection:

- All CACS and WACS must have an annual safety inspection performed by an individual or company approved by management and in accordance with the 3750-safety checklist by June 30th.
- The shareholder is responsible for the cost of inspections.
- Failure to obtain an inspection and submit the completed checklist will be deemed as a House Rule violation and reported to the Board.

Removal:

- CACS must have the approval of the building engineer and must be removed by an approved technician.
- Disposal of all units must comply with *Environmental Protection* section of the House Rules

Phase Out - Elimination:

- WACS must be removed and will no longer be permitted on the North (Grace Street) South or East (Lake Shore) facades upon the sale or closing of any unit occurring after October 31, 2013
- Condenser units will not be permitted on the North (Grace Street), South or East (Lake Shore) facades upon replacement of the unit.