

CCRs Heating & AC

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All documents referred here are posted at <https://www.forssell.com/menlo/Governing/>

Please refer to **A brief history of our CCRs** included with **CCRs Balconies Decks**

Page 37 item 8.5.10 Ceiling Radiant Heating provides information with prohibitions that have nothing to do with the prime directive as ceiling heat has nothing to do with structural integrity of the building. The issue the board is concerned about is that if the ceiling is damaged through no fault of the owner, such as flooding, the association has to repair. But if the owner changes the ceiling, the association is not responsible. If the owner has installed other means for heating, such as the efficient mini-split Heating and AC heat pumps recently installed in several remodeled units on the third floor, the owner should be free to alter ceiling panels. Indeed, the recently remodeled unit C306 now features a living room with can-lights. The ceiling heat was destroyed with no ill effects.

Para 8.5.10 should be changed to reflect current reality. Bring your project to the board.

Page 36 item 8.5.6 Air Conditioner Units is mislabeled.

What is installed now in units on the third floor is not *AC*, but *Heating and AC*.

Window AC units are small, noisy and inefficient compared to a modern mini-split heat pump. To require that AC **MUST** fit in the spaces under the window is actually a prohibition against efficient heat on the first and second floors. This has nothing to do with structural integrity or exterior appearance. This paragraph says that residents on the first and second floors must continue to live with the increasingly expensive ceiling heat.

A mini-split heat pump delivers about five times the heat per KWhr. A mini-split unit is quiet and can be shielded from view, even for unit B106.

This paragraph should simply be removed, allowing members to come to the board with a proposal. My unit is not visible to any neighbor. It is whisper quiet and delivers efficient heating and cooling. Everyone can have one. A CCR paragraph that dooms owners of 90 units to continue forever with huge electric bills for inefficient heating should just be deleted.

Members should not rubber stamp the addition of these rules that take away owner's rights to improve their units. Mini-split heat pumps will not violate the prime directive: structural integrity and exterior appearance.

The current window air conditioner screens are ugly. Removing an under-window AC unit will enhance your units exterior appearance and allows you to have a planter box in the middle under the window. The mini-split compressor on your balcony will be invisible and inaudible to your neighbors with some simple, clever shielding.

Be careful so your contractor does not overcharge you for what is a simple installation.

Bring your project to the board.

This report: https://www.forssell.com/menlo/Governing/HeatingAC/CCRs_HeatingAC.pdf

Dag's Heating & AC

This installation does not touch the building. It can all be removed without a trace.

This unit 12,000 BTU (one ton) is rated for the kitchen/living room area. Ample heat for the entire apartment in my opinion. Hot air flows from living room into bedrooms.

This unit for 110 Volt draws 10 A max, same as a space heater.

Our electric bill last winter was never more than \$140 per month.

My Do-It-Yourself investment was less than \$1,300, tools included.

I recommend installation by an HVAC contractor. It is not complicated at all.

A permit is required to pass line set straight through walls, but no need to hide lines in walls.

Various configurations possible regarding placement on balcony and air handler in room.

Do not sign away your right to consider this efficient Heat and AC.



Left: Air Handler above our window.
You can place yours elsewhere.
Delivers heat or cold and can be just a fan.
Comes with remote control, smart phone app.

Below: Outside unit weighs 100 lbs,
same as one 15 gallon plant.
I placed it on rubber vibration isolators.
Neighbor cannot hear it running,
I have to strain my ear.



When not in use, spring and fall,
panels cover outside compressor unit.
It becomes a side table.

I think the side wall below is best
for the outside unit, where it can
hang on the wall. I wish I had
removed our benches that hold
escape rope ladder and cushions.

