

Air Conditioner Guidelines for Lae Nani

1. Air conditioners must be professionally installed by a provider located on Kauai. The A/C companies must put a county permit for split system A/C's, as per the residential air conditioning installation permit policy dated October 23, 2018.
2. A/C units must offer a warranty of at least 10 years for residential installations.
3. Maximum A/C sound pressure may not exceed 54dB.
4. Condenser coils must have corrosion resistant coating.
5. Each condenser must have a service disconnect or separate breaker installed.
6. Visible conduits on the external walls (for heat exchange piping or wiring) must be oriented vertically to align with building siding and painted to match. No visible horizontal piping allowed. Lae Nani supplies the paint for the A/C companies to pre-paint the line sets (conduit) and the A/C companies may charge the owner for the painting labor.
7. Owners will maintain a service contract for maintenance and cleaning at least every twelve months.
8. Owners will cease to operate the unit if it becomes noisy, leaks water or becomes a nuisance in any way until repaired.
9. Ground level condensers will be hidden with vegetation whenever practicable.
10. All Condensers shall be coated to match the surface against which they are to be placed.
11. Condensers should be placed on an enersa pad with vibration isolators added to the feet.
12. Owners will enter into a recordable modification agreement making the owner and subsequent owners responsible for maintenance and repair of the A/C systems and any damage they do to the common elements or other units.
13. On a case by case basis, to the extent any aspect of any design review application varies from these guidelines as required to meet any minimum governmental rules, ordinances or standards, such modification shall not be grounds for denial of a design review application.

As a condition of design review approval, if this option is exercised the applicant shall notify all contiguous neighbors of the changes sought and such neighbors shall have twenty-one (21) days (by email or personal delivery) to assert an objection to such placement
14. After installation of an A/C unit, should either the exterior ducting or condenser be replaced, unless excepted by the Board of Directors, such installation shall be consistent with the Guidelines in force at the time of the replacement.

15. In any case where the (1) application for AC is denied, or (2) a contiguous neighbor objects to an approval within twenty-one (21) days of notice (by email or personal delivery) from the applicant and that objection cannot be worked out to the satisfaction of the applicant and objector(s), the matter may be appealed to the Board of Directors.

The Board may alter or amend these Guidelines at its sole discretion.

Approved by the Board of Directors, January 26, 2022.

A/C Application and Condenser Location Guide

Application Process

Two suggestions first:

-- Don't delay going shopping and meeting with prospective providers. There is a lot to consider.

-- Get a copy of Design Change Proposal documents from the office early on to see what you will need to do to apply for and manage your project.

1. Notify the A/C Committee of your plans. They will meet with you or your representative to identify the exact location for the condenser and discuss other guidelines as needed.

They will be the final deciders for condenser location, based on two considerations:

-- Eventually every owner may want A/C, and final placement of your condenser is based on how to accommodate everyone, for example, when more than one ground level condenser would share the same area.

-- We need to prioritize avoiding condenser heat entering neighboring units who rely on the breeze or fans for cooling.

2. Complete your Design Change review documents and give them to the A/C Committee.

3. They will confirm the location of condenser and other design elements are in compliance with A/C guidelines, sign them, and pass them the Design Review Committee chair for Board approval.

4. Good to go.

Condenser Locations

All of building 1 and all ground floor units

-- condensers on the ground.

Second and third floor units

— End units: condensers on the ground

building 2 (stacks 1 and 5),

building 3 (stack 8),

building 4 (stacks 1 and 6)

building 5 (stack 1 and unit 526)

Other: unit 536 on landing at dead end

Units w a bedroom lanai - condensers on bedroom lanai

building 2 (stack 3)

building 3 (stack 5)

building 4 (stack 2 and 5)

building 5 (stack 2 and 5)

Units with wrap around lanai - locate at dead end.

building 3 (units 321 and 331)

Units with living room lanai only

condenser located on lanai / limited option in stairwell**

building 2 (stacks 2 and 4)

building 3 (stacks 2,3,4,6 and 7)

building 4 (stacks 3 and 4)

building 5 (stacks 3 and 4)

**placement inside a stairwell instead of lanai will require written indication of non-objection from adjacent unit owner on landing and any units immediately above, if they rely on natural airflow for cooling.

If a proposed condenser location is sought, other than as specified above, the applicant shall notify all contiguous neighbors of the changes sought and such neighbors shall have twenty-one (21) days within which to assert an objection to such placement sent by email or personal delivery.

Other issues.

One ground floor owner in building 5 is concerned with too much noise in the narrow channel between building and the fence and shrub with several condensers running at once. It may be possible for those owners to agree to lower sound pressure standards for that area.

These guidelines for installation and location may be changed by the Board of Directors at its sole discretion.