

RIVIERA STRATA

- Split Air Conditioner Installation Requirements –

A complete design plan for the installation must be submitted to Riviera Strata Council for approval prior to start of work. The installation must adhere to the submitted plan. Any changes to the plan must be submitted to Council for approval.

All work to be performed in accordance with Strata requirements for contactors (hours of work, use of elevators, housekeeping in halls/elevators, contractor access etc.)

Proof of contractor WorksafeBC coverage and contractor liability insurance is to be included in the documentation and filed with Riviera Strata Council.

Electrical and any other required permits must be submitted to Riviera Strata Council after approval is given, and before any work commences.

Penetration through the exterior wall must be located where it is protected from weather by an overhead balcony. If the penetration is through a window, it must be a new sealed unit with a factory fabricated hole.

If the penetration is through the outer wall, the hole must sleeved and be a minimum of 4 inches (10 cm) from the window/door frame and 4 inches (10 cm) from the floor. As well, the hole must not encounter any studs, wiring or piping. The penetration must be sealed to protect the integrity of the building envelope and details of the penetration and sealing must be provided to Strata for approval prior to installation.

All work must be performed by qualified Tradespersons and adhere to industry “Best Practice” standards.

Control boxes, linesets, casings or any other attachments must not be mounted on the building’s exterior wall.

If the work is in Tower C, steps that will be taken to protect sprinkler heads from heat or damage must be filed with the other required documentation. Procedures for any use of torches or other hot work must be submitted and approved.

Actual compressor noise and vibration must be low enough not to generate neighbour complaints.

Compressor and any outwardly visible equipment can’t be installed in an unsightly manner and must be lower than the balcony rail.

All system condensate must be contained and drained within suite.

Access must be provided, within 7 days of installation completion, for final Inspection by a Strata Council member to verify that the installation was in accordance with the submitted plan.

If the combined cooling capacity of the system exceeds 3 tons/36,000 Btu, or the finished compressor height exceeds 42”/106 cm, then a completed heat/cooling load calculation must be submitted.

An electrical demand load calculation and an owner signed Assumption of Liability is required.

Date _____ Owner’s signature _____

Sales Rep Signature

Installer Signature