

APPENDIX 5 - AIR CONDITIONER AND HOT WATER TANK INSTALLATION

1. A new air conditioner compressor or hot water tank to be located in the common area reserved for them must conform in size and placement in order to be accommodated in the available space.
2. The size of the hot water tank should not exceed that of the tank being replaced.
3. In each utility closet, the available space must be shared equitably by the apartments assigned to that closet. In a closet to which 3 apartments are assigned, replacement air conditioning or condenser cabinets and associated ducts must not occupy more than one-third of the louver or the floor space in front of the louver. In utility closets or rooms to which 2 apartments are assigned, replacement air conditioning or condenser cabinets and associated ducts must not occupy more than one-half of the louver or the floor space in front of the louver. If there is an existing condenser cabinet in a closet that occupies more than its equitable share prior to the adoption of this paragraph¹, the space available may be less and an owner may not be able to use all the space to which he/she should be entitled. However, when an over-sized (greater than 28-inch wide) condenser is replaced, the replacement may not occupy more than one-third or one-half, as applicable, of the louver or the floor space in front of the louver. For the purpose of determining the space occupied by a condenser, any clearance required for air intake or discharge is part of that space. Proposals for sharing the space that do not meet the requirements of this paragraph may be submitted with a Condominium Modification Request with a written agreement signed by all the owners that are assigned to that utility closet or room.
4. The air discharge duct from the air conditioning compressor cabinet must be adequate in size, properly seated, and fully extended to the building discharge louvers in the shortest possible span with the least number of turns.
5. You must obtain the written approval of the Board of Directors before proceeding with the installation in the common area of an air conditioning compressor or hot water tank. *Please submit with your application a copy of the contractor's proposal including the type and size of the proposed unit.*
6. Whenever an air handler is replaced or removed and reinstalled, it shall be provided with a secondary drain pan equipped with a secondary cut-off switch.
7. You are reminded that the installation of an air conditioning compressor or hot water tank requires a building permit from the City of St. Petersburg.
8. A secondary drain pan must be installed under any new equipment that has an evaporator coil (including a heat pump condenser or a heat pump water heater).

¹Paragraph 3 was adopted on July 5, 2023.

[Revisions to paragraphs 3 and 4 adopted by the Board on July 5, 2023. Paragraph 6 added on October 4, 2023 and old paragraph 6 renumbered to 7. Paragraph 8 added February 17, 2026.]