

SPECIFICATIONS FOR INSTALLING REFRIGERANT LINES AT HAMMOCK GREENS III

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Background

Several years ago it was realized that eventually everyone's air conditioning line sets would need to be replaced. Originally these lines were run under the building and up to each floor through "chases" in the walls. Unfortunately it is impossible to put new lines in while pulling out the defective lines since this would damage the insulation needed on one of the lines.

When the line set fails, you will want to get it replaced as soon as possible. The selection of the contractor to do the job is up to the homeowner. However, HGIII did not want our building to have 22 covers or conduits on the outside of the building covering the new line sets. To avoid this and to try to reduce the cost of installing new line sets, the Association installed four ducts that can hold multiple line sets.

Installing new line sets can be challenging. The Association strongly recommends that a homeowner facing this challenge contact Cambridge Property Management to help guide you through the process and to clarify the specifications for so doing.

ARC Requirements

Owners having a new line set installed should be aware of the following provisions of the Pelican Sound Architectural Review Committee Guidelines and Procedures.

On page 5, it is stated:

"Contractors and Permits

a) Prior to the commencement of any work, it is the homeowner's responsibility to obtain all necessary permits and to comply with the Village of Estero Building Codes. To ensure compliance, the homeowner may wish to assign this responsibility to the contractor. A homeowner who

has questions about permitting and codes should contact the Village of Estero at (239-221-5036).

b) Any contractor, subcontractor, agent, employee or invitee who fails to comply with the ARC Guidelines and Procedures may be excluded from the Pelican Sound property without liability to any Club employee, the Board or any ARC member. Prior to exclusion, the above shall have the right to the Appeal Process outlined in this document.

c) All contractors must be licensed and provide proof of insurance to include Worker's Compensation and Liability Coverage. The use of an unlicensed, uninsured contractor could result in a homeowner being held liable for any injuries, unpaid sub-contractors, or damages to the homeowner's, the Club's or a neighbors' property."

On page 12, it is stated:

"Heating, Ventilation, and Air-Conditioning (HVAC)

For All Units:

a) Replacement of HVAC equipment in single and multi-family units is pre-approved but requires an ARC Application to demonstrate compliance.

b) All plants must be replaced if damaged during the installation process.

c) Any excess foaming agent must be removed, and any residue painted the color of the building.

d) Chases must be painted to match the building.

Multi-Family Homes

When replacement HVAC lines are needed, the following must be observed:

a) The neighborhood property manager must be informed as to the proposed configuration.

b) All lines must be buried their entire length, if at all possible, and mulch or bark replaced over the lines.

c) If chases (covers) are needed in multi-storied buildings, they must be primed and painted the color(s) of the building they travel. Depending upon the association, the priming and painting of the metal chase may be the responsibility of the homeowner...."

Routing of New Line Sets

Before getting bids from a contractor, both home owner and the contractor must clearly understand these requirements.

Where new line sets enter the building is as follows:

1. Line sets for units 102, 105, 202, 301 and 402 have been changed. Existing line set covers for unit 105 and 402 were used.
2. Line set covers for units 102, 202 and 301 are now enclosed in the new cover on the east end of the building.
3. Line sets for unit 101, 201 and 302 are to be connected through the cover on the east end of the building.
4. Units 106, 205, 206, 305 and 306 are to be connected through the cover on the west end of the building.
5. Units 103, 104, 203, 204, 303, 304 and 403 are to be connected through the 2 covers on the golf course side of the building. To reach these new covers, the new line set must be put in a trench in flexible PVC tubing that is anchored a minimum of 18 inches below grade and the landscaping where the trench was dug restored to its original condition.
6. A separate cover will be required for unit 405 when that line set needs to be replaced.

Attached are diagrams providing more detail.

Special Considerations

A. For Units 205, 302 and 305

The new line sets for units 205, 302 and 305 will be fed from the ends of the building. This means that the line sets will be crossing the adjacent end units (i.e. 206, 301 and 306). This approach was used to reduce installation costs but also means that there must be coordination with the end unit owners and that any repairs needed to the end units as a result of the installation of the new line set must be paid for by the owner/contractor installing the new line set. For example, In those cases where access holes must be cut in the end unit's ceiling to allow the contractor to

pull in the new lines, the repair of these holes is the sole responsibility of owner of the unit having the new line set installed.

Note that for units 302 and 305, it is possible to go through the exterior wall into the attic above 301 and 306 to reach the firewall separating these units from 302 and 305 respectively to access units 302 and 305.

It is **critical** that skilled, conscientious contractors do the installation because the new lines will go across the kitchen sink area where there are sprinkler lines, ductwork and sometime recessed lighting. They should be asked to provide a copy of their licence and proof of insurance coverage sufficient to cover any potential damage resulting from the installation of the new lines. If, for example, the PCV sprinkler line were damaged during installation, the units below could well be flooded. This is a huge responsibility.

To reduce this risk of flooding caused by damage to the sprinkler system the owner having the installation done **must have the fire protection system turned off and monitored during the installation**. Cambridge will be in charge of the process required to turn off the fire protection system and an hourly inspection record must be maintained during the shut off period. The owner having the work done will be responsible for all costs associated with the shut down. While this will create additional expense for the owner, it is required. The timing of this shut down must be arranged with Cambridge so that it will coincide with the contractor's work schedule and the president of the association notified of this timing.

B. Running the New Line Set

1. The new line set should not sit on top of any existing piping. It should set next to or be supported above that piping. Should additional holes in the neighbour's drywall be required to do this, the drywall repair and repainting is the responsibility of the owner installing the new line set.
2. Where the exterior wall and interior wall between units are penetrated, the holes must be filled with fire stopping caulk or sealant similar to that shown as follow: <http://www.stifirestop.com/products/product-selector>.
3. For buried lines that go around to the golf course side of the building, there are several things that the owner should raise with the contractor:

- a. before trenching, the contractor should check for buried lines, AC circuits, sprinklers, etc. The contractor will be solely responsible for any damage done.
- b. the trench must be outside the shrubbery beds and located in the grassy area. Care must be taken not to damage tree roots.
- c. the new lines must be buried at least 18" and encased in flexible solid poly tubing with a minimum diameter of 4" anchored to the subsoil every 10 feet with u-shaped bent 1/2" rebar stakes at least 18" long.
- d. the trench should not be filled until the new line is tested and has been inspected by Cambridge. The contractor shall remove all debris and excess soil.
- e. all lines shall be attached to the existing stainless steel unistrut in the covers using stainless steel clamps and stainless steel bolts, nuts and washers. **Plated clamps and fasteners are not acceptable.**
- f. exterior wall penetrations and their sealing are the contractor's responsibility in accordance with all codes. Rodent blocking and sealing is required at the end of the run.
- g. the contractor must install a new 4 conductor low voltage control cable with the new line set to allow for connections between the interior and exterior cooling components.
- h. The contractor is responsible for the removal and re-installation of the appropriate covers with stainless steel hardware as well as any damage and touch-up painting of the covers.
- i. the contractor is responsible for any damage to the landscaping.

4. When replacing the line set, the contractor will install a new filter/drier in the refrigerant line. It is suggested that it be located inside your unit near the A coil evaporator rather than outside where it would be subject to corrosion.

C. General

1. The owner is responsible for directing and supervising the contractor and ensuring that the work is done in accordance with these requirements. If the Association has to bring in additional contractors to address deficiencies with the installation, the homeowner is responsible for these costs.

2. Cambridge must be contacted to inspect and approve the installation before any drywall repair is done.

D. A Caution

Please use a qualified contractor who can accurately verify the size of the lines to be installed. Some installations require long runs of pipe and so proper sizing is required for proper AC operation. The size of the connection on the compressor does not necessarily determine the size of the line. It is the contractor's responsibility to determine if an accumulator is required and if the factory's system setting need to be adjusted.

E. Line Length

The attached sheet provides an estimate of the line lengths required for the units in the building. **It is for guidance only. The contractor is responsible for determining how long the lines must be as well as doing an analysis of the pressure requirements and line sizing before being work.**