

HCCC#276 Policy for Heat Pumps

Background

Any decisions to install a heat pump and the type, specific model, etc. are the sole responsibility of the unit owner, however, certain conditions and specifications must be met, and all installations must be approved by the corporation prior to installation.

Process

Any unit owner wishing to install or upgrade a heat pump must obtain written approval from the corporation prior to the installation of any equipment. Requests for approval are to include the following:

- 1) Heat pump specifications including manufacturer, model number, and noise level rating in decibels (dB).
- 2) Name and contact information of the contractor who will install the heat pump.
- 3) A drawing indicating the location of the external equipment (i.e. compressor) and piping.
- 4) Unit owners are required to sign an agreement which sets out the applicable conditions of the approval and absolves the condo corporation of liability for any costs resulting from the installation or use of the heat pump. Please also note that the condo corporation is not responsible for any damage to the heat pumps caused by weather, vandalism or any other cause. It is the unit owner's responsibility to ensure adequate insurance coverage.

Noise

Air source heat pumps have an external component which generates noise when operating and must be installed outside the building, typically on the patio or deck. Determining what noise level is acceptable and what is offensive is complicated and somewhat subjective. The relative intensity of sound is measured in decibels, (dB). Common noise levels are as follows: Total silence = 0 dB, a whisper = 15 dB, normal conversation = 60 dB, a lawnmower = 90 dB, a car horn = 110 dB, a rock concert = 120 dB.

HCCC#276 has adopted a maximum noise level limit of **60 dB or less** for heat pump equipment used on site. The noise level emitted by the unit will be measured when it is operating to confirm compliance and to serve as a reference level for future measurements.

Location of Equipment

The location of the external unit is to be within the individual's exclusive use common area (balcony) and approved by the corporation on a case by case basis. The preferred approach is to keep as much of the piping as possible within the building. It is recognized that this may not always be practical, so consideration will be given to external piping, provided it is done in an unobtrusive manner with proper conduits. Plans for how the piping is to be installed will be subject to prior approval by the corporation.

Maintenance

Heat pumps, like all mechanical equipment, can deteriorate and develop defects which may produce loud and/or objectionable noises. Regular preventive maintenance of heat pumps can mitigate this possibility and is strongly encouraged. System maintenance costs are the owner's responsibility. If excessive noise (i.e. exceeding the 60 dB limit) becomes apparent, the home owner will be notified and required to have the equipment repaired within a reasonable time so that it operates within the approved noise level specifications. Failure to correct persistent excessive noise will result in the home owner being required to shut the heat pump off until it can be corrected or, if necessary, replaced.


If at any time the unit needs to be removed in order to perform maintenance on a common element, such as a deck or a building, the unit owner would be fully responsible for the cost of removing, re-installing and re-charging the condenser unit.

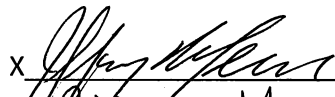
Standards & Installation

All heat pump systems are to comply with applicable building codes and standards. Heat pumps must be installed by a certified refrigeration and air conditioning mechanic and the installation must be in accordance with local regulations for residential properties in our area.

Prior to drilling any holes in the building envelope, the installation contractor must contact the property manager (Canmar Services) to discuss the location of the hole(s), process for water proofing, and type, size, colour and location of conduits to be used.

Authorized by the Board of Directors for HCCC #276

X 
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Date: 28 Feb 19

X 
By: Gregory Mercer
Date: 02/28/19