APPENDIX C

DESIGN RULES FOR
AIR CONDITIONING INSTALLATION

February 8, 1995

I. INTRODUCTION

A. The guidelines are intended to preserve the attractive appearance and the original design concept of each of the Villages of Kapolei.

B. These rules are aesthetic guidelines only and are not a substitute for any structural engineering, mechanical engineering, acoustical engineering or electrical engineering advice which may be needed for the installation of an air conditioning system. It is the homeowner's responsibility to seek professional assistance.

C. Split system air conditioning and unit air conditioning installations are permitted. Before installation, an application along with the required submittal information must be submitted to the Design Committee for approval. After approval by the Design Committee, the homeowner is required to obtain the necessary permits from the City and County of Honolulu.

D. Also, homeowners should, if applicable, verify how the planned air conditioning system will affect home warranties.

II. GENERAL GUIDELINES

A. NOISE

1. The selection of air conditioning equipment and its location for installation should take into consideration the noise that will be generated. Under all circumstances, it is the responsibility of each of the individual homeowner's to undertake noise mitigation measures so that adjacent residences are not disturbed.

B. DRAINAGE OF CONDENSATION

1. It is not acceptable for condensation from air conditioning equipment to drain onto adjacent properties.

2. Condensation from air conditioning equipment shall not be allowed to drip down or splash against the exterior siding of the residence.

C. REQUIRED YARDS

1. Air conditioning equipment with less than a 30-inch vertical thickness may project into a required yard as follows:

Required Yard	Horizontal Projection Allowed
Less than 10 feet	30 inches
Greater than 10 feet but less than or equal to 20 feet	36 inches
Greater than 20 feet	42 inches

III. UNIT AIR CONDITIONING

A. GROUND FLOOR UNIT AIR CONDITIONING

1. Unit air conditioning is permitted on the ground floor within the fenced area of the yard. No unit air conditioning should be installed at the ground floor of any residence that is visible from the street and not concealed by the fence.

2. Unit air conditioning is not permitted along the ground floor front facade of any residence. The front facade is defined as all exterior walls of the residence located between the front yard fence and the public right-of-way, street, and/or "cluster driveway".

a. Exception: When all of the exterior walls of a ground floor room are located along the front facade, an air conditioning unit may be permitted in a side wall (or window) so long as it is screened by an enclosure.

3. When installing unit air conditioning in a window, the affected window areas above, below and to the sides of the air conditioning unit must be replaced with matching fixed glass panels and matching frame. See diagrams.

4. Holes in walls made specifically for unit air conditioning are permitted. See section I.B. The locations of such units should include aesthetic considerations. For example, the unit should align horizontally and/or vertically with adjacent window or door trim.

5. If any portion of a unit air conditioner exceeds six feet above grade or is visible from a public street, the unit air conditioner shall be screened by an enclosure. See diagrams.

B. SECOND FLOOR UNIT AIR CONDITIONING

1. Unit air conditioning at the second floor along the front facade is generally not permitted unless alternate locations are not physically possibly or if alternate locations are not aesthetically pleasing.

2. All unit air conditioning at second floors must be screened by an enclosure. See Diagram A.

3. When installing unit air conditioning in a window, the affected window areas above, below and to the sides of the air conditioning unit must be replaced with matching fixed glass panels and matching frame. See diagrams.

4. Holes in walls made specifically for unit air conditioning are permitted. See section I.B. The locations of such units should include aesthetic considerations. For example, the unit should align horizontally and/or vertically with adjacent window or door trim.

IV. SPLIT SYSTEM AIR CONDITIONING:

Any ducting and wiring mounted to the exterior surface of the residence must be concealed with an appropriate material such as wood trim or rain gutter stock. Regardless of the material used for concealment, the color must be painted to match the color of the adjacent existing exterior surface.

Ducting and wiring mounted to the exterior surface of the residence must be located in an aesthetically pleasing manner. Exposed vertical runs should be minimized; exposed horizontal runs are discouraged. Ducting over any roof surface is not acceptable.

A. GROUND FLOOR AIR CONDITIONING

1. Split system condenser equipment installation is permitted only on the ground floor within the fenced area of the yard. No air conditioning equipment should be installed at the ground floor of any residence that is visible from the street and not concealed by the fence. Air conditioner condensers and other equipment exceeding 30" in height from grade are not permitted in any required yards as defined by the City and County of Honolulu.

B. SECOND FLOOR AIR CONDITIONING:

1. All necessary ducting and wiring from the ground where the compressor rests to any second floor air handling unit should occur internally.

A. Ground Floor Air Conditioning

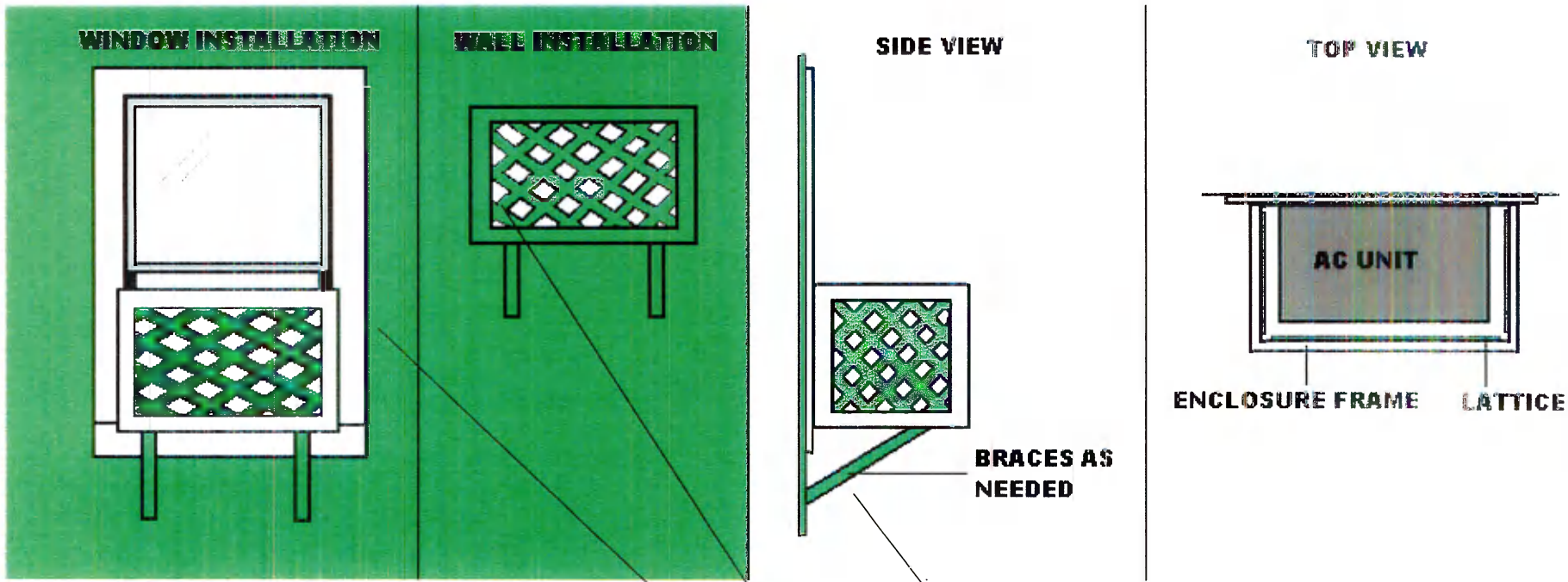
1. Split system condenser equipment installation is permitted only on the ground floor within the fenced area of the yard. No air conditioning equipment should be installed at the ground floor of any residence that is visible from the street and not concealed by the fence. Air conditioner condensers and other equipment exceeding 30" in height from grade are not permitted in any required yards as defined by the City and County of Honolulu.

B. Second Floor Air Conditioning:

1. All necessary ducting and wiring from the ground where the compressor rests to any second floor air handling unit should occur internally.

DIAGRAM A

WINDOW/WALL AIR CONDITIONER ENCLOSURE



ENCLOSURE FRAME

Window installation: Enclosure frame to match window trim color.
Wall installation: Enclosure frame to match house exterior wall color.

BRACE

The brace must match the house exterior wall color for window and wall installations.

LATTICE

For window: criss-cross lattice to match house trim color and/or be painted the house exterior wall color.
For wall installation: criss-cross lattice to match the house exterior wall color.

NOTE: The enclosure is not intended to be a substitute for hardware required by the installer for mounting the air conditioner unit. The enclosure is for aesthetic purposes only.