



Building & Property Standards

Bulletin 004**Version 090109****A/C Condenser Replacement****Purpose:**

The purpose of this bulletin is to inform permit applicants of submittal and key installation requirements for residential air conditioning condenser replacement.

Applicability:

The information presented herein is applicable to all projects covered by the 2003 International Residential Code, particularly 1- and 2-family residential structures. This document may be updated periodically. Please check the department's web page to verify you have the current version of this document.

Submittal Requirements:

- Prior to submitting an application for permit, verify your contractor is properly registered to perform work within the Village of Oak Park by using the Registered Contractor Lookup feature on the following web page: http://www.oak-park.us/Building_and_Property_Standards/ContractorLookup.cfm
Please note that the contractor's registration must be in good standing at the time of application for any permit.
- A completed Application for Mechanical Permit must be submitted.
- Air Conditioning condenser replacements do not require a separate Electric Permit; however if new units (not replacing existing units) are installed, a separate Electric Permit is required.

Key Installation Requirements:

All work must be installed in compliance with the 2003 International Residential Code as locally amended. The following is a list of key installation requirements. Please refer to the building code for other requirements not listed herein.

- Air conditioning condenser units shall have a disconnect switch, properly fused with wire sized in accordance with the manufacturer's installation instructions and located within sight of the unit.
- The condensing unit shall have a Seasonal Energy Efficiency Ratio (SEER) rating of 10.0.
- The condensing unit shall be provided with adequate horizontal clearance to buildings, fences and landscaping as recommended by the unit manufacturer to maintain proper air flow and serviceability. Reducing recommended clearances may result in a shorter compressor life and/or a less efficient cooling operation, either situation costing the owner more money over the life of the installation. Newer model condensing units which have higher SEER ratings are manufactured larger in size than older less efficient models and may require a larger space than the unit it is replacing to perform as designed.
- Units that discharge air from the top shall not be located under decks or porches or under low roof overhangs. The hot air discharged out of the top of the unit may hit the structure above and be recycled back into the side of the condenser, reducing the cooling efficiency of the unit.
- New condenser units and replacement units with new line sets shall be installed in strict accordance with the manufacturer's written installation instructions regarding clearances. Replacement condenser units attached to existing line sets may be installed in locations that are not fully compliant with the manufacturer's written installation requirements for operating clearance if the homeowner signs a waiver acknowledging that the placement of the condenser unit may result in less than optimum performance of the air conditioning system.
- Although condenser units are allowed in property side yards, the applicant is cautioned that they may be required to relocate the unit if it causes a noise nuisance to an adjacent property.

Inspection Requirements:

- Only a final inspection of the completed work is required. Please contact the building division at 708-358-5430 to schedule an inspection.
- The manufacturer's written installation instructions must be available on site at the time of inspection.
- AS ONLY A FINAL INSPECTION OF THE INSTALLATION IS REQUIRED, IT IS HIGHLY RECOMMENDED THAT APPLICANTS CAREFULLY REVIEW THE REQUIREMENTS OUTLINED ABOVE FOR THE LOCATION OF VENT TERMINALS TO BE INSTALLED AS PART OF THEIR PROJECT PRIOR TO SIGNING ANY CONTRACT FOR THE WORK OR MAKING APPLICATION FOR PERMIT.