

Approval to alter Strata Lot – Air Conditioning/Heating

(Approval application form also including the strata “rules” as they relate to air conditioning installation)

Approval to alter a Strata lot is required, in advance of any work being started. It is the obligation of the owner to obtain this approval and the approval must be confirmed in writing by at least two (2) council members in good standing.

This form must be fully completed before being submitted for approval. Incomplete forms will not be approved.

All bylaws that are current at the time of approval will apply to this application. Applications will be considered “active” for a maximum period of four (4) calendar months from the date of approval. All work must be substantially completed as per the approved plan(s) within the approved four month time frame.

This approval form relates primarily to bylaw 24.6 - 24.9 (Obtain Approval Before Altering a Strata Lot), and in particular but not limited to, bylaw 28 as it refers to “air conditioning”; bylaw 24.8 as it relates specifically to installing air conditioning; and to bylaw 26 as it relates to Renovations/Alterations. All other bylaws as they apply to the building are also in effect before, during, and after the approved renovation/alteration is completed.

I/we (Owner(s)) _____

Owners of Strata lot # _____ Unit # _____ in the Crescendo hereby apply to alter/renovate the above unit for the purpose of installing air conditioning.

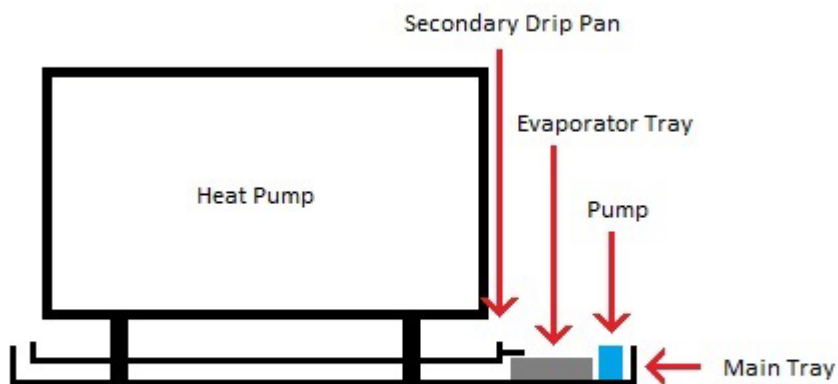
Details; make/model; detailed description of the scope of work being done:

Please use reverse if more space is required:

I/we (owner(s)) agree:

- All work will be done by a licensed and approved Air Conditioning and Heating person/business that is current and compliant with all required Government of British Columbia and WorkSafe BC regulations and permits.
- All work must be **scheduled in advance** through our building manager in order to receive a confirmed date for work to be started and completed.
- All Municipal permits necessary for the work being done will be obtained in advance of any work beginning.
- Makes and models of air conditioners suitable for condominium installation vary considerably. Most require a vent(s) to the outside in order to operate. Any and all vents must be located over the balcony and below the balcony railing. There will be no exceptions to this rule.
- The maximum height, width and length of the mechanical unit is not to exceed 36 inches with the top of the installed unit set at 36 to 40 inches above finished floor level so that it does not pose a climbable risk.
- The mechanical unit must be placed as tight as possible against the building while still allowing for operational air flow, and at least 24 inches by direct line from any balcony railing.
- This approval form is being considered for approval in good faith by the current council at the Crescendo. Any changes from what has been approved on this form will immediately cause this approval to be null and void. Revisions to the original plan and approval thereof, must be re-submitted using a similar form in advance of the revised work beginning.
- The owner(s), and only the owner(s), are responsible for:
 - (1) All work being completed as per all bylaws and the work that was approved in advance.
 - (2) All repair and ongoing maintenance of the air conditioning equipment, electrical connections, piping and/or ductwork. As with any machinery, operating systems and parts can deteriorate over time. Owners will be offered maintenance plans by various licensed Air Conditioning & Heating service companies. It is expected owners will agree to have their AC/H system inspected on a regular basis after any initial maintenance warranty has expired, ideally annually but at a minimum every second year. This work must be completed by a licensed AC/H specialist and a copy of the work done and invoice for same must be left with the Crescendo building manager to be included in the file for their unit.
 - (3) Ensuring the maximum allowable dBA (decibel) noise output of 56 dBA is not exceeded.

- (4) All approved renovations required to install the air conditioning system
- (5) Any and all alterations necessary to replace glass in windows and/or sliding doors, regardless if the Strata Corp. is responsible for repairs under other “normal’ wear & tear situations.
- (6) The owner(s) will grant an inspection of the work being done as the work is about to begin, and once again when the work has been 100% completed. Inspections can be done at a convenient time by the building manager, and/or by a member(s) of council.
- (7) Following installation, and into the future, all air conditioning equipment installed must comply with Crescendo bylaws relative to noise levels, moisture dripping from balconies, appearance of the building, and all other bylaws both current and in the future. Failure to be compliant with bylaws could result in fines and/or shut down and removal of the offending equipment entirely at the expense of the owner(s).



By signing this approval form the owner(s) fully acknowledge they have read the above; they understand what they are signing; and they agree with the terms.

Signed:

BY OWNER (S)	
Print Name	_____
Signature	_____ Date: _____
Print Name	_____
Signature	_____ Date: _____

BY COUNCIL	
Print Name	_____
Signature	_____ Date: _____
Print Name	_____
Signature	_____ Date: _____

WORK INSPECTED BY	
Print Name	_____
Signature	_____ Date: _____
Print Name	_____
Signature	_____ Date: _____

Introduced by Council, April 10, 2019
Revised August 21, 2023