



# Architectural Review Committee Minutes September 21, 2015

## The Regency at Monroe Architectural Review Committee

### Meeting of September 21, 2015

Meeting called to order at 3:05pm.

Mr. Mike Roberto from AEMS Service Company was invited to speak to the committee about reverse cycle heat pumps. He mentioned the following:

- A heat pump is usually quieter than an air conditioner.
- A single room unit is usually 12,000 BTU multiple room units are available.
- The committee should be concerned about placement of the outside unit.
- Monroe Township building code should be investigated, usual requirements are that the outside unit be placed at least 10 feet from the property line, and 18" from the building. No less than 24" from an air conditioner and 5 feet from a generator.
- A 12,000 BTU heat pump produces about one quart of condensate per hour.

Mike also mentioned that heat pumps are very efficient as compared to a standard air conditioner. Mike sighted the SEER rating of an air conditioner as 14 and the heat pump at 31. (The Seasonal Energy Efficiency Ratio (SEER) is a metric used to measure how much cooling a system puts out for each unit of energy it consumes. In theory, the higher the SEER rating, the more efficiently the air conditioner operates.)

Mike's opinion is that the heat pump is the wave of the future because of its efficiency.

Chairman Fred Hollinger asked for suggestions for a new regulation for heat pumps. The committee suggested:

- that all plumbing and electrical work must be inside the residence except for the short connection between the building and the outside unit.
- Outside unit should be mounted on a pad with a 12" border of mulch

Fred Hollinger stated that he would write the rule concerning heat pumps and would email his suggestion to all the members and to Mike Roberto for review.

Meeting adjourned at 4:15pm.