

Editor's note: Readers are encouraged to ask their most confounding condo questions to our resident condo specialist: Maria Bartolotti.

ASK MARIA

By Maria Bartolotti



As Seen in
Condo Living
Magazine

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HOUSING EXPERTS SINCE 1978

THE AC CONUNDRUM

The best ways to beat the summer heat in a condo

Q • We live in a condo apartment
• – can we install an air conditioner in our window? If not what are our options?

A • It is my experience that most
• Condominium Boards do not allow for the window-mounted air conditioning units. Having an AC unit protruding out your window can ruin the aesthetic of the building's exterior, and most condo bylaws have provisions against this kind of thing saying residents cannot alter the exterior of the common property. So, by and large, having a permanent air conditioner unit outside your window is not an option for most condo owners — especially in apartment buildings.

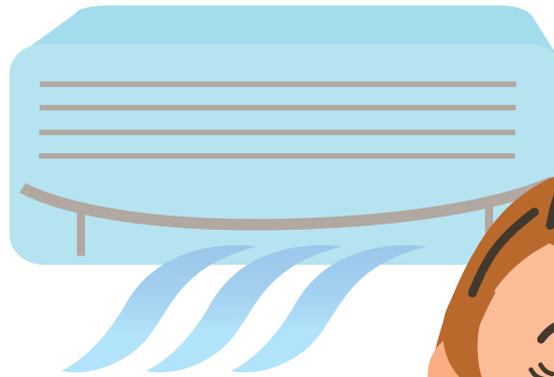
My recommendation would be to read through the “use and occupancy restrictions” of your corporation bylaws. This will give you a good indication of what is or is not covered inside your unit.

It's also a good idea to check with the Management Company or your condo board to see if they have a policy in place that governs the use of certain types of air conditioning units.

Many of the new condos in Calgary today do come with air conditioning for the whole building as a standard. But older developments may not be so lucky. So when the temperatures in the city hit the 30 degrees Celsius mark (like it has this summer) things can get a bit sticky.

But condo owners do have options available to them.

If the heat does become unbearable, you can still have air conditioning — pro-



vided it's the portable kind.

You may want to consider a Danby portable AC, it has a 8,500 BTU capacity with a coverage area of up to 350 square-feet. I'm told, this air conditioner is perfect for condos.

There are different types of portable AC units and it's always a good idea to investigate the best options for your condo. Most of these units work with a single exhaust hose that routs air from inside the room to the air conditioner's condenser coils and then back out into the room. I would also suggest looking for a unit that is energy efficient.

One of the drawbacks of the portable AC unit though is that it can be noisy. Check the bylaws, speak to the Board or management company before purchasing a unit to ensure it meets the requirements. **CL**

Maria Bartolotti A.C.C.I. is the owner-manager of New Concept Management Inc. She has developed a strong reputation for rendering timely and efficient services to the condominium industry. Maria believes that her company's success hinges on her hands-on approach to condominium management as well as maintaining open lines of communications with her clientele. Maria is actively involved in her industry. For more information, visit www.newconceptmanagement.com