

Waikiki Banyan

Split Air Conditioner Amnesty Policy Adopted April 14, 2022

Split air conditioning systems are permitted with prior approval from the Board of Directors. This prior approval is necessary to ensure that there are no structural, electrical, or other problems presented by a proposed installation.

However, numerous split AC systems have been installed without prior approval. In many cases, these have been in place for some while. Units may have changed owners and an owner may not even be aware that a system was never approved.

The Board has the right to insist that unapproved systems be removed. However this may not always be to the benefit of the Banyan, as split AC systems can be quieter, more efficient, and pose fewer operational problems.

Recognizing these factors, the Board is putting into place an amnesty period, which will run until July 1, 2023. During this time, owners of unapproved split AC systems may come forward and request post-facto Board approval. This approval will generally be granted if the all of following conditions are met.

1. The Board has reasonable cause to believe that the system was not installed by an owner or contractor who had, or should have had, knowledge of the pre-approval requirement, and chose not to seek pre-approval, the Board's judgment in this matter being final.
2. The owner pays the AOA an inspection fee of \$150 and permits Banyan staff to inspect the installation.
3. The inspection shows that the installation meets all applicable codes and does not present any problems for the building or its systems.

Units not inspected and approved by July 1, 2023, or units without prior approval installed on or after June 1, 2022, will not benefit from this policy and will be required to be removed.