

Air Conditioner Policy

The purpose of this policy is to promote the safe and energy efficient operation of air conditioners in PHA dwellings.

- Air conditioners must be removed from the window from September 15th thru May 15th except by special written permission of the Housing Authority due to Reasonable Accommodation per section 6.E of the PHA dwelling lease.
- Resident cannot open windows in the apartment when an air conditioner is running. This is a violation of section 7.A.6 of the PHA dwelling lease. A \$10 penalty fee will be assessed if this rule is not followed.
- Air conditioners cannot exceed 10,000 BTU's.
- Extension cords are not recommended to provide power. However, if you must use one, it cannot be less than a 20 Amp rating and 72" maximum length. If the air conditioner must be plugged into an extension cord, no other power source can be plugged into the extension cord or outlet which the extension cord is plugged into.
- Window air conditioning units are allowed in sash type windows only. If you wish to have an air conditioner in any other type of window, a portable floor model must be used. A/C window units that are currently and properly installed at Franklin Towers, will be grandfathered and can continue to be used. However, once a window A/C unit is removed from the window, a portable A/C unit must be used in the unit.
- The Housing Authority may conduct annual or seasonal inspection to monitor compliance of the above conditions.
- If, during an inspection, it is determined that your air conditioner presents a clear and present danger of falling out of the window (due to resident tampering or other reasons), is a fire hazard, or it will jeopardize the building's electrical system, it will be immediately removed.

For Households NOT Responsible for Paying Electricity:

- There is an annual fee of \$50 per air conditioner unless a Reasonable Accommodation verifies the necessity of the air conditioner for the household.
- Air conditioners must be installed and removed by the Housing Authority approved vendor. The resident is responsible for making arrangements to have their air conditioner installed and removed by notifying the Manager's Office. Air conditioners must be stored in a safe and non-impeding space in the apartment.
- Starting in 2017, households that already own a window A/C unit will be required to purchase a portable A/C unit. PHA will forgive the annual Air Conditioner fee for two seasons for these households to help off-set that cost. This initiative will end in 2018.
- A/C window units that are currently and properly installed at Franklin Towers, will be grandfathered and can continue to be used. However, once a window A/C unit is removed from the window, a portable A/C unit must be used in the unit.
- If an air conditioner is installed without permission of the Housing Authority and by a vendor not approved Housing Authority, it will be removed immediately from the window. The household will be charged a penalty fee of \$25 for each air conditioner installed without permission of the PHA.

For Households that are Responsible for Paying Electricity:

- Resident must properly install air conditioner according to manufacturer's recommendations without making permanent modifications to the window frame or walls.
- Bricks, wood, insulation, or any other object, other than the manufacturers specified brackets, placed under the air conditioner, are prohibited.
- Resident must reimburse the Housing Authority for any damage or other non-utility cost it incurs as a result of the air conditioner's installation, operation and/or removal.
- Resident may only install air conditioners in a room that has more than one operable window.