

Commercial Series

PTAC Vulnerability Areas

PTAC (packaged terminal air conditioner) units are wall-based, in-room heating and cooling units often found in hotels, apartment buildings and healthcare facilities. Wind-driven rain through PTAC units is a known problem that can result in costly water damage. The following are vulnerable areas for all installation types tested by IBHS under tropical storm conditions.

INTERNAL DRAIN

If the unit has an internal drain, ensure pipe size is adequate and water is running and flowing freely in order to handle high water volume.

CAULKING OF PTAC SLEEVE

Any gaps, cracks, or other damage that indicates improper caulking around the edge of the sleeve to the exterior of the building increases vulnerability to water entry.

PTAC SLEEVE

WALL OPENING

WEATHER STRIPPING

Proper weather stripping between the PTAC unit and sleeve can reduce water entry.

ORIENTATION

Tilting PTAC sleeves slightly (2 degrees) towards the exterior wall can significantly reduce water entry.

PTAC UNIT

¼ BUBBLE
TILT = 2°



PTAC Inspection Checklist



ORIENTATION

The tilt of the PTAC sleeve towards the outside wall can be different on the top and bottom of the sleeve and can vary along the length of the unit. Measure the tilt of the unit at several locations along the bottom of the sleeve to ensure it is consistent.*

90%

Water entry reduction when installed with a 2 degree bubble tilt on bottom towards outside vs. a level installation.

** FOLLOW MANUFACTURER INSTRUCTIONS*



WEATHER STRIPPING

Look at weather stripping between the PTAC unit and sleeve to ensure it has been installed correctly and consistently—otherwise, this can increase the risk of water entry.



INTERNAL DRAINS

Ensure pipe size is adequate and water is flowing freely in order to handle high water volume, as 1 gallon of water per unit can flow through a pipe every 4 minutes.

95%

Reduction of water entry when using an internal drain.



CAULKING

Examine caulking around PTAC units to determine if any damage or improper caulking has occurred.