



## HISTORIC PRESERVATION COMMISSION

Marc Elrich  
*County Executive*

Jeffrey Hains  
*Chairman*

September 10, 2026

### **MEMORANDUM**

TO: Rabbiah Sabbakhan  
Department of Permitting Services  
FROM: Dan Bruechert  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission  
SUBJECT: Historic Area Work Permit #1168431 – Mechanical Installation

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved** at the September 9, 2026 HPC meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Diane MacEachern  
Address: 102 Tulip Ave., Takoma Park

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Dan Bruechert at 301.563.3408 or [dan.bruechert@montgomeryplanning.org](mailto:dan.bruechert@montgomeryplanning.org) to schedule a follow-up site visit.





FOR STAFF ONLY:

HAWP# 1168431

DATE ASSIGNED \_\_\_\_\_

# APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION  
301.563.3400

**APPLICANT:**

Name: Diane MacEachern  
Address: 102 Tulip Ave  
Daytime Phone: 240-533-6384

E-mail: dianemaceachern52@gmail.com  
City: Takoma Park Zip: 20912  
Tax Account No.: \_\_\_\_\_

**AGENT/CONTACT (if applicable):**

E-mail: \_\_\_\_\_

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

IHP # of Historic Property 37/03

Historic District? X Yes/District Name Takoma Park  
   No/Individual Site Name \_\_\_\_\_

Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are **REVIEWED**    /Reviews Required as part of this Application?  
(Comments: By Dan Bruechert at 4:31 pm, Sep 10, 2026) include information on these reviews as supplemental information.

Building Number: 102 Street: Tulip Ave  
Town/City: Takoma Park Nearest Cross Street: Holly Ave  
Lot: 33 Block: 6 Subdivision: \_\_\_\_\_ Parcel: \_\_\_\_\_

**TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:**

- |                                             |                                              |                                                                           |
|---------------------------------------------|----------------------------------------------|---------------------------------------------------------------------------|
| <input type="checkbox"/> New Construction   | <input type="checkbox"/> Deck/Porch          | <input type="checkbox"/> Shed/Garage/Accessory Structure                  |
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fence               | <input type="checkbox"/> Solar                                            |
| <input type="checkbox"/> Demolition         | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting                            |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof                | <input type="checkbox"/> Window/Door                                      |
|                                             |                                              | <input checked="" type="checkbox"/> Other: <u>mini-split installation</u> |

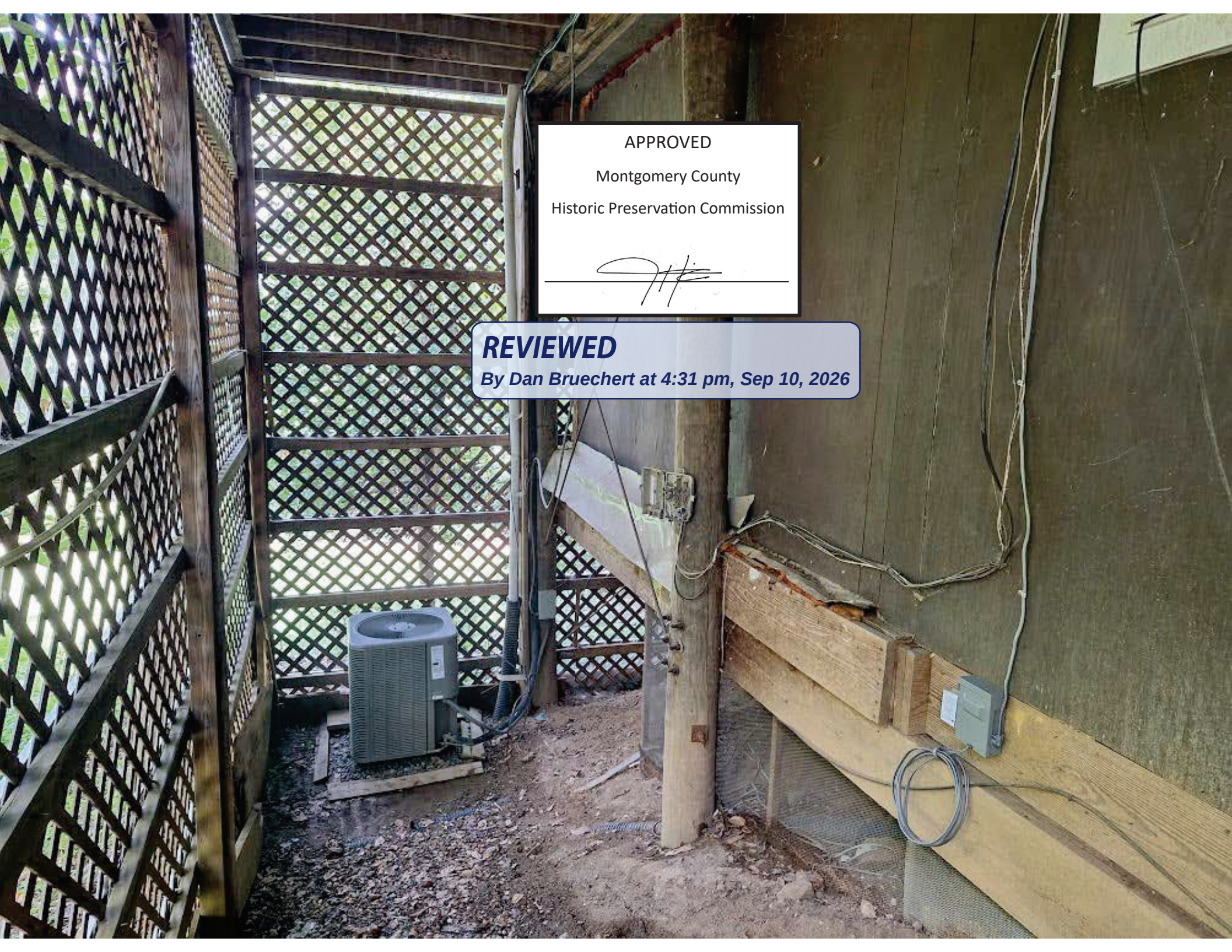
I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Diane MacEachern

August 14, 2026

Signature of owner or authorized agent

Date



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Montgomery County

Historic Preservation Commission

A handwritten signature in black ink, appearing to be 'J. H.', written over a horizontal line.

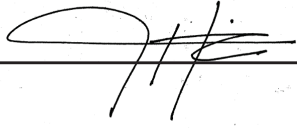
**REVIEWED**

*By Dan Bruechert at 4:31 pm, Sep 10, 2026*

APPROVED

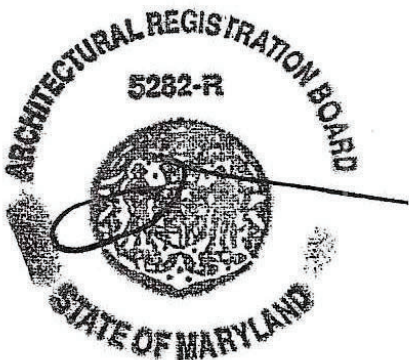
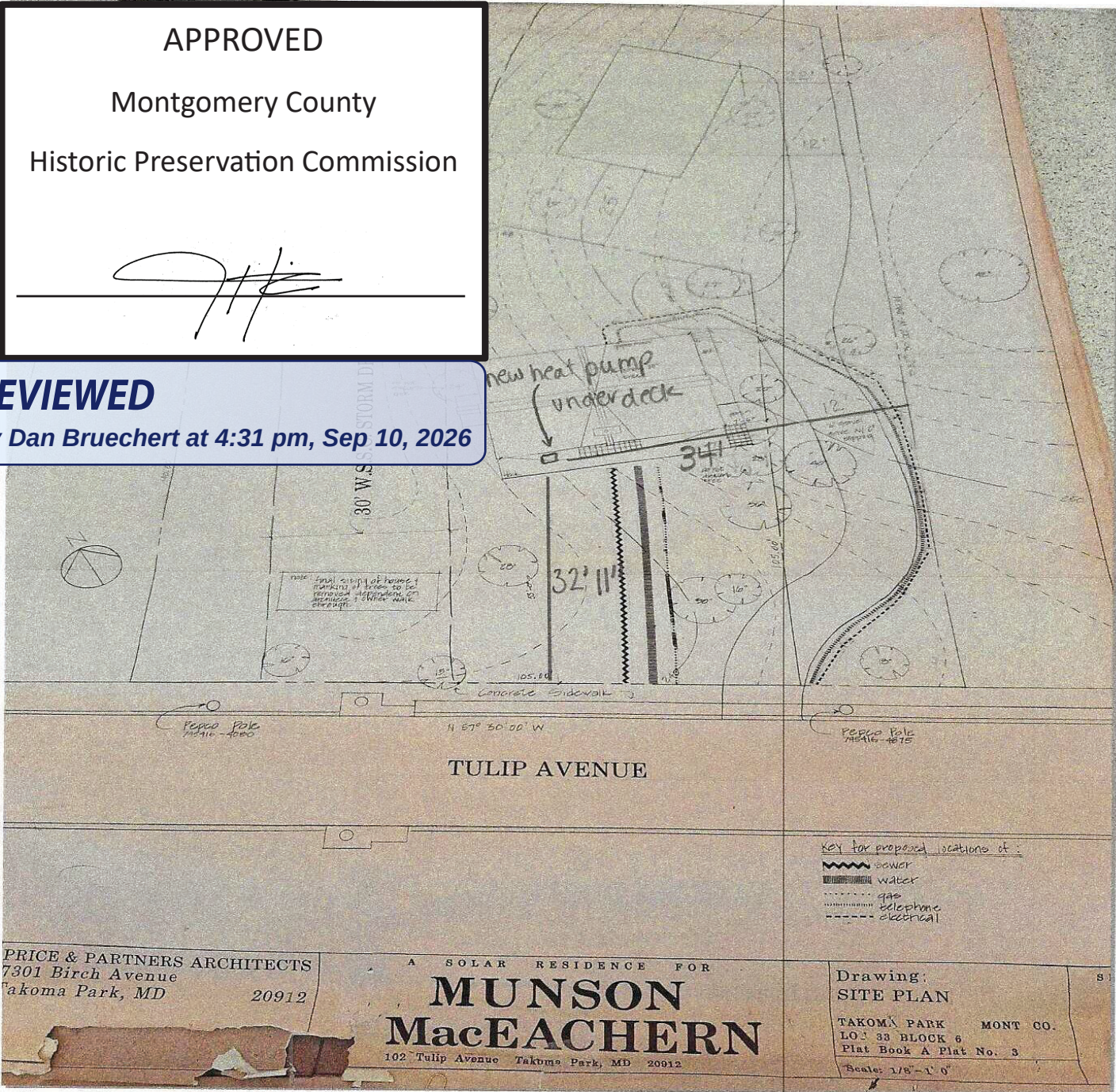
Montgomery County

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**REVIEWED**

By Dan Bruechert at 4:31 pm, Sep 10, 2026



# Certificate of Product Ratings

AHRI Certified Reference Number : 215611126      Date : 07-21-2026      Model Status : Active  
AHRI Type : HRCU-A-CB-O (Mini-Split Heat Pump, with Remote Outdoor Unit Air-Source, Free Delivery)

Series Name : M-Series

Outdoor Unit Brand Name : Mitsubishi Electric

Outdoor Unit Model Number : MUZ-FX12NLHZ\*\*\*

Indoor Type : Mini-Splits (Non-Ducted)

Indoor Model Number(s) : MSZ-FX12NL\*\*\*

Rated as follows in accordance with AHRI 210/240-2024 (I-P), Performance Rating of Unitary Air-Conditioning & Air-Source heat Pump Equipment and subject to rating accuracy by AHRI-sponsored, independent, third party testing:

Cooling Capacity (A<sub>Full</sub>) – Single or High Stage (95F), btuh : 12000

SEER2 : 29.90

EER2 (A<sub>Full</sub>) – Single or High Stage (95F) : 15.40

Heating Capacity (H1Nom) - Multi/Variable Stage (47F) : 13200

HSPF2 (Region IV) : 12.40

Sold in? : USA, Canada

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? "Active" Model Status are those that an AHRI Certification Participant is currently producing AND selling or offering for sale, OR new models that are being marketed but are not yet being produced. ? Product Status are those that an AHRI Certification Participant is no longer producing BUT is still selling or offering for sale.

Ratings that are accompanied by WAS indicate an involuntary re-rate. The new published rating is shown along with the previous (i.e. WAS) rating.

The Department of Energy has published updated energy efficiency metrics for central air conditioners and heat pumps. This publication reflects both the 1987 metric (SEER) and the 2023 metric (SEER2). Efficiency requirements are published at 10 C.F.R. 430.32(c). Please refer to www.AHRInet.org for more information about updated energy efficiency metrics.

## DISCLAIMER

AHRI does not endorse the product(s) listed on this Certificate and makes no representations, warranties or guarantees as to, and assumes no responsibility for, the product(s) listed on this Certificate. AHRI expressly disclaims all liability for damages of any kind arising out of the use or performance of the product(s), or the unauthorized alteration of data listed on this Certificate. Certified ratings are valid only for models and configurations listed in the directory at www.ahrldirectory.org.

## TERMS AND CONDITIONS

This Certificate and its contents are proprietary products of AHRI. This Certificate shall only be used for individual, personal and confidential reference purposes. The contents of this Certificate may not, in whole or in part, be reproduced; copied; disseminated; entered into a computer database; or otherwise utilized, in any form or manner or by any means, except for the user's individual, personal and confidential reference.

## CERTIFICATE VERIFICATION

The information for the model cited on this certificate can be verified at www.ahrldirectory.org, click on "Verify Certificate" link and enter the AHRI Certified Reference Number and the date on which the certificate was issued, or the Certificate No. which is listed at bottom right.

MSZ-FX12NL & MUZ-FX12NLHZ  
12,000 BTU/H WALL-MOUNTED INDOOR UNIT  
12,000 BTU/H H2I SUMO™ HYPER-HEATING INVERTER OUTDOOR UNIT



Job Name:

System Reference:

Date:



Indoor Unit.....MSZ-FX12NL

Outdoor Unit.....MUZ-FX12NLHZ



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REVIEWED

By Dan Bruechert at 4:30 pm, Sep 10, 2026

#### INDOOR UNIT FEATURES

- 3D i-see Sensor® (Built-in): The advanced sensor scans each room to provide temperature and movement, then adjusts temperature and airflow based on user preference, and saves energy according to room occupancy.
- Dual Barrier Coating: The patented Dual Barrier Coating reduces the collection of contaminants like dust, fibers, smoke, and oil on the inner surface of the heat pump, resulting in optimal airflow and easier maintenance.
- Dual Barrier Fusion: The patented Dual Barrier Fusion reduces the collection of contaminants like dust, fibers, smoke, and oil on the vanes of the indoor unit, keeping it clean all year long. Dual Barrier Fusion's shielding power is fused directly into the material of the horizontal and vertical vanes during manufacturing to maintain effectiveness and longevity of the components, and to promote vane cleanliness and reduce odors.
- Dual Vane: Dual-Vane feature allows for airflow direction to be set independently using two vanes, which can then deliver airflow across wide areas of a room, levels of a zone, or to two people in different locations at the same time.
- Econo Cool: Econo Cool temporarily and automatically adjusts the airflow based on heat exchanger temperature. The set temperature is increased slightly, which saves energy, while maintaining comfort.
- Multiple control options including: Back-lit screen hand-held Remote Controller (provided with unit), comfort app, third-party interfaces and both wired and wireless controllers
- Multiple fan speed options: Low, Medium, High, Powerful, Auto
- Powerful Mode: Temporarily drops or raises the set point and fan speed in order to quickly bring the room to the desired temperature.
- Quiet operation: Outdoor units are as quiet as a typical conversation, and most indoor units are whisper quiet.
- Slim Design: Slim wall-mounted indoor units provide zone comfort control
- Smart Dry +: The Smart Dry+ mode intelligently provides precise humidity control with minimal over-cooling of the space.
- Triple Action Filtration: Standard Microparticle and Electrostatic Enzyme Filters, along with an optional Carbon-based Deodorizing Filter. It effectively removes non-living particulate matter like dust and smoke, utilizes nanotechnology to absorb and neutralize odors, and employs static electricity to attract and filter charged airborne particles.
- Wi-Fi enabled units pair with the Comfort app for complete control over temperature, fan speeds, modes, schedules, and more.

#### OUTDOOR UNIT FEATURES

- Blue Fin Coating: An anti-corrosion treatment applied to the aluminum fins of the heat exchanger of the outdoor unit to protect against corrosion caused by salt, sulfur, and other airborne contaminants, especially in coastal and industrial areas.
- H2i sumo™ Hyper-Heating INVERTER: 100% heating capacity at outdoor temperatures -10° F with guaranteed operation down to -22° F.
- Hot-start technology: The fan only blows air when the heat exchanger has warmed, preventing blasts of cold air at start-up.

# SPECIFICATIONS: MSZ-FX12NL & MUZ-FX12NLHZ

|                              |                                               |                                      |                                                |
|------------------------------|-----------------------------------------------|--------------------------------------|------------------------------------------------|
| Cooling at 95F <sup>1</sup>  | Maximum Capacity                              | Btu/h                                | 16,100                                         |
|                              | Rated Capacity                                | Btu/h                                | 12,000                                         |
|                              | Minimum Capacity                              | Btu/h                                | 2,500                                          |
|                              | Maximum Power Input                           | W                                    | 1,660                                          |
|                              | Rated Power Input                             | W                                    | 780                                            |
|                              | Moisture Removal                              | Pints/h                              | 1.3                                            |
|                              | Sensible Heat Factor                          | -                                    | 0.88                                           |
| Heating at 47F <sup>2</sup>  | Power Factor [208V / 230V]                    | %                                    | 94 / 94                                        |
|                              | Maximum Capacity                              | Btu/h                                | 23,500                                         |
|                              | Rated Capacity                                | Btu/h                                | 13,200                                         |
|                              | Minimum Capacity                              | Btu/h                                | 3,100                                          |
|                              | Maximum Power Input                           | W                                    | 2,140                                          |
|                              | Rated Power Input                             | W                                    | 920                                            |
|                              | Power Factor [208V / 230V]                    | %                                    | 96 / 95                                        |
| Heating at 17F <sup>3</sup>  | Maximum Capacity                              | Btu/h                                | 18,200                                         |
|                              | Rated Capacity                                | Btu/h                                | 9,300                                          |
|                              | Maximum Power Input                           | W                                    | 2,140                                          |
|                              | Rated Power Input                             | W                                    | 800                                            |
| Heating at 5F <sup>4</sup>   | Maximum Capacity                              | Btu/h                                | 16,200                                         |
|                              | Maximum Power Input                           | W                                    | 2,140                                          |
| Heating at -5F <sup>5</sup>  | Maximum Capacity                              | Btu/h                                | 14,500                                         |
| Heating at -10F <sup>7</sup> | Maximum Capacity                              | Btu/h                                | 13,200                                         |
| Heating at -22F <sup>9</sup> | Maximum Capacity                              | Btu/h                                | 8,700                                          |
| Efficiency                   | SEER <sup>2</sup>                             |                                      | 29.9                                           |
|                              | EER <sup>21</sup>                             |                                      | 15.4                                           |
|                              | HSPF <sup>2</sup> [IV]                        |                                      | 12.4                                           |
|                              | COP at 47°F <sup>2</sup>                      |                                      | 4.2                                            |
|                              | COP at 17°F at Maximum Capacity <sup>3</sup>  |                                      | 2.48                                           |
|                              | COP at 5°F at Maximum Capacity <sup>4</sup>   |                                      | 2.2                                            |
|                              | COP at -5°F at Maximum Capacity <sup>5</sup>  |                                      | 2.04                                           |
|                              | COP at -10°F at Maximum Capacity <sup>7</sup> |                                      | 2                                              |
| Electrical                   | ENERGY STAR® Certified                        |                                      | Yes                                            |
|                              | Voltage, Phase, Frequency                     | V AC / V AC, , Hz                    | 208 / 230, 1, 60                               |
|                              | Guaranteed Voltage Range                      | V AC                                 | 187 - 253                                      |
|                              | Voltage: Indoor - Outdoor, S1-S2              | V AC                                 | 208/230                                        |
|                              | Voltage: Indoor - Outdoor, S2-S3              | V DC                                 | 24                                             |
|                              | Short-circuit Current Rating [SCCR]           | kA                                   | 5                                              |
|                              | Recommended Fuse/Breaker Size (Outdoor)       | A                                    | 15                                             |
|                              | Recommended Wire Size [Indoor - Outdoor]      | AWG                                  | 14                                             |
| Indoor Unit                  | MCA                                           | A                                    | 1                                              |
|                              | Fan Motor Output                              | W                                    | 40                                             |
|                              | Airflow Rate at Cooling, Dry                  | CFM                                  | 198, 247, 311, 406, 526                        |
|                              | Airflow Rate at Cooling, Wet                  | CFM                                  | 168, 210, 264, 345, 447                        |
|                              | Airflow Rate at Heating, Dry                  | CFM                                  | 177, 247, 311, 406, 477                        |
|                              | Sound Pressure Level [Cooling]                | dB (A)                               | 20, 24, 29, 36, 44                             |
|                              | Sound Pressure Level [Heating]                | dB (A)                               | 21, 24, 29, 36, 42                             |
|                              | Dual Barrier Coating on Heat Exchanger        |                                      | Yes                                            |
|                              | External Finish Color                         |                                      | Munsell 1.0Y 9.2/0.2                           |
|                              | Unit Dimensions (W x D x H)                   | inch x inch x inch<br>[mm x mm x mm] | 39 -9/32 x 9-3/4 x 12 [998 x 247 x 305]        |
|                              | Package Dimensions (W x D x H)                | inch x inch x inch<br>[mm x mm x mm] | 43 -5/16 x 12-3/4 x 15-3/4 [1,100 x 330 x 400] |
|                              | Unit Weight                                   | lbs [kg]                             | 31.40 [14.20]                                  |
|                              | Package Weight                                | lbs [kg]                             | 36.40 [16.50]                                  |
|                              | Fan Motor Type                                |                                      | DC Motor                                       |
| IDU Operating Temp. Range    | Cooling Intake Air Temp [Maximum / Minimum]   | °FDB, °FWB / °FDB                    |                                                |
|                              | Heating Intake Air Temp [Maximum / Minimum]   | °FWB                                 |                                                |

## NOTES

<sup>1</sup>Cooling at 95°F (Indoor: 80°F DB, 67°F WB // Outdoor: 95°F DB, 75°F WB)

<sup>2</sup>Heating at 47°F (Indoor: 70°F DB, 60°F WB // Outdoor: 47°F DB, 43°F WB)

<sup>3</sup>Heating at 17°F (Indoor: 70°F DB, 60°F WB // Outdoor: 17°F DB, 15°F WB)

<sup>4</sup>Heating at 5°F (Indoor: 70°F DB, 60°F WB // Outdoor: 5°F DB, 4°F WB)

<sup>5</sup>Heating at -5°F (Indoor: 70°F DB, 60°F WB // Outdoor: -5°F DB, -6°F WB)

<sup>7</sup>Heating at -10°F (Indoor: 70°F DB, 60°F WB // Outdoor: -10°F DB, -11°F WB)

<sup>9</sup>Heating at -22°F (Indoor: 70°F DB, 60°F WB // Outdoor: -22°F DB, -23°F WB)

<sup>\*</sup> Indoor/Outdoor Unit Operating Temperature Range (Cooling Air Temp [Maximum / Minimum]):

• Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient

\*\* Outdoor Unit Operating Temperature Range (Cooling Thermal Lock-out / Re-start Temperatures; Heating Thermal Lock-out /

• System cuts out in heating mode and automatically restarts at these temperatures.

**APPROVED**

**Montgomery County**

**Historic Preservation Commission**



**REVIEWED**

**By Dan Bruechert at 4:30 pm, Sep 10, 2026**

# SPECIFICATIONS: MSZ-FX12NL & MUZ-FX12NLHZ

|                           |                                                            |                                      |                                            |
|---------------------------|------------------------------------------------------------|--------------------------------------|--------------------------------------------|
| Outdoor Unit              | MCA                                                        | A                                    | 14                                         |
|                           | MOCP                                                       | A                                    | 24                                         |
|                           | Fan Motor Output                                           | W                                    | 55                                         |
|                           | Airflow Rate Cooling                                       | CFM                                  | 1,815                                      |
|                           | Airflow Rate Heating                                       | CFM                                  | 1,321                                      |
|                           | Defrost Method                                             |                                      | Reverse Cycle                              |
|                           | Coating on Heat Exchanger (Bluefin, Sea Coast)             |                                      | Yes, No                                    |
|                           | Sound Pressure Level, Cooling <sup>1</sup>                 | dB (A)                               | 49                                         |
|                           | Sound Pressure Level, Heating <sup>2</sup>                 | dB (A)                               | 51                                         |
|                           | Compressor Type                                            |                                      | Twin Rotary                                |
|                           | Compressor Model                                           |                                      | SRB140FQHMT                                |
|                           | Compressor Oil [Type // Charge]                            | Type // oz                           | RM68EH // 11.80                            |
|                           | External Finish Color                                      |                                      | Munsell 3Y 7.8/1.1                         |
|                           | Base Pan Heater                                            |                                      | Built-in                                   |
|                           | Unit Dimensions (W x D x H)                                | inch x inch x inch<br>[mm x mm x mm] | 31-1/2 x 11-1/4 x 28-1/8 [800 x 285 x 714] |
|                           | Package Dimensions (W x D x H)                             | inch x inch x inch<br>[mm x mm x mm] | 37 x 15 x 35 [940 x 380 x 890]             |
|                           | Unit Weight                                                | lbs [kg]                             | 89 [40.4]                                  |
|                           | Package Weight                                             | lbs [kg]                             | 103.50 [46.90]                             |
| ODU Operating Temp. Range | Cooling Intake Maximum Air Temp [Maximum / Minimum*]       | °FDB                                 | 115 / 14                                   |
|                           | Cooling Thermal Lock-out / Re-start Temperatures**         | °FDB                                 | -4 / 0                                     |
|                           | Heating Air Temp [Maximum / Minimum]                       | °FDB, °FWB / °FDB, °FWB              | 75, 65 / -22, -23.8                        |
|                           | Heating Thermal Lock-out / Re-start Temperatures**         | °FDB                                 | -34 / -23                                  |
| Refrigerant               | Type                                                       |                                      | R454B                                      |
|                           | Pre-Charged Refrigerant Amount                             | lbs, oz                              | 2, 12                                      |
|                           | Maximum Pre-Charged Piping Length                          | ft [m]                               | 25 [7.50]                                  |
|                           | Additional Refrigerant Charge Per Additional Piping Length | oz/ft                                | 0.22                                       |
| Piping                    | Gas Pipe Size O.D. [Flared]                                | inch [mm]                            | 3/8 [9.52]                                 |
|                           | Liquid Pipe Size O.D. [Flared]                             | inch [mm]                            | 1/4 [6.35]                                 |
|                           | Maximum Piping Length                                      | ft [m]                               | 65 [20]                                    |
|                           | Maximum Height Difference                                  | ft [m]                               | 40 [12]                                    |
|                           | Maximum Number of Bends                                    |                                      | 10                                         |

## NOTES

<sup>1</sup>Cooling at 95°F (Indoor: 80°F DB, 67°F WB // Outdoor: 95°F DB, 75°F WB)

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\* Indoor/Outdoor Unit Operating Temperature Range (Cooling Air Temp [Maximum / Minimum]):

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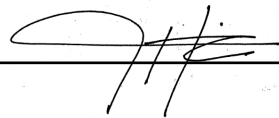
\*\* Outdoor Unit Operating Temperature Range (Cooling Thermal Lock-out / Re-start Temperatures; Heating Thermal Lock-out / Re-start Temperatures):

• System cuts out in heating mode and automatically restarts at these temperatures.

**APPROVED**

Montgomery County

Historic Preservation Commission



**REVIEWED**

*By Dan Bruechert at 4:30 pm, Sep 10, 2026*

# INDOOR UNIT ACCESSORIES: MSZ-FX12NL

|                                                                                                                                                                                                                                                                                                                                       |                                                                                                          |                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|-------------------|
| Wired Remote Controller                                                                                                                                                                                                                                                                                                               | Deluxe Wired MA Remote Controller <sup>1</sup>                                                           | PAR-42MAAUB       |
|                                                                                                                                                                                                                                                                                                                                       | Simple Direct Wired Remote Controller                                                                    | PAC-SDW01RC-1     |
|                                                                                                                                                                                                                                                                                                                                       | Simple MA Remote Controller <sup>1</sup>                                                                 | PAC-YT53CRAU-J    |
|                                                                                                                                                                                                                                                                                                                                       | Touch MA Wired Remote Controller <sup>1</sup>                                                            | PAR-CT01MAU-SB    |
| Lineset                                                                                                                                                                                                                                                                                                                               | 15 x 1/4 x 15 3/8 Lineset Twin-Tube Insulation                                                           | MLS143812T-15     |
|                                                                                                                                                                                                                                                                                                                                       | 30 x 1/4 x 30 3/8 Lineset Twin-Tube Insulation                                                           | MLS143812T-30     |
|                                                                                                                                                                                                                                                                                                                                       | 50 x 1/4 x 50 3/8 Lineset Twin-Tube Insulation                                                           | MLS143812T-50     |
|                                                                                                                                                                                                                                                                                                                                       | 65 x 1/4 x 65 3/8 Lineset Twin-Tube Insulation                                                           | MLS143812T-65     |
| Control Interface                                                                                                                                                                                                                                                                                                                     | Airzone Wired Blueface Controller Black                                                                  | AZZBSBLUEZEROCN   |
|                                                                                                                                                                                                                                                                                                                                       | Airzone Wired Blueface Controller White                                                                  | AZZBSBLUEZEROCB   |
|                                                                                                                                                                                                                                                                                                                                       | Airzone Wireless Lite Controller Black                                                                   | AZZBSLITERN       |
|                                                                                                                                                                                                                                                                                                                                       | Airzone Wireless Lite Controller White                                                                   | AZZBSLITERB       |
|                                                                                                                                                                                                                                                                                                                                       | Airzone Wireless Think Controller Black                                                                  | AZZBSTHINKRN      |
|                                                                                                                                                                                                                                                                                                                                       | Airzone Wireless Think Controller White                                                                  | AZZBSTHINKRB      |
|                                                                                                                                                                                                                                                                                                                                       | IT Extender for kumo station                                                                             | PAC-WHS01IE-E     |
|                                                                                                                                                                                                                                                                                                                                       | kumo station for the Comfort app                                                                         | PAC-WHS01HC-E     |
|                                                                                                                                                                                                                                                                                                                                       | M-Net I/O Control Interface for M-Series <sup>2</sup>                                                    | MAC-334IF-E       |
|                                                                                                                                                                                                                                                                                                                                       | Procon BACnet and Modbus Interface                                                                       | PAC-UKPRC001-CN-1 |
|                                                                                                                                                                                                                                                                                                                                       | Thermostat Interface for 3rd Party Thermostats                                                           | PAC-US445CN-1     |
|                                                                                                                                                                                                                                                                                                                                       | Wireless Interface Adapter for the Comfort app                                                           | PAC-USWHS002-WF-2 |
| Condensate                                                                                                                                                                                                                                                                                                                            | Blue Diamond (Slim Fascia Kit) Condensate Pump w/ Reservoir & Sensor                                     | X86-011           |
|                                                                                                                                                                                                                                                                                                                                       | Blue Diamond Advanced Mini Condensate Pump w Reservoir Sensor 208230V recommended                        | X87-721           |
|                                                                                                                                                                                                                                                                                                                                       | Blue Diamond MaxiBlue Advanced Mini Condensate Pump w Reservoir Sensor 110V up to 48000 BTUH recommended | X87-711           |
|                                                                                                                                                                                                                                                                                                                                       | Blue Diamond MegaBlue Advanced Condensate Pump w Reservoir Sensor                                        | X87-835           |
|                                                                                                                                                                                                                                                                                                                                       | Blue Diamond MicroBlue Mini Condensate Pump 110208230V up to 18000 BTUH                                  | X86-003           |
|                                                                                                                                                                                                                                                                                                                                       | Blue Diamond Sensor Extension Cable 15 Ft                                                                | C12-102           |
|                                                                                                                                                                                                                                                                                                                                       | Drain Pan Level SensorControl                                                                            |                   |
|                                                                                                                                                                                                                                                                                                                                       | Refco Condensate Pump 100-240 VAC                                                                        |                   |
|                                                                                                                                                                                                                                                                                                                                       | Refco Condensate Pump 100-240 VAC up to 120000 BTUH                                                      |                   |
|                                                                                                                                                                                                                                                                                                                                       | Sauermann Condensate Pump                                                                                |                   |
| Disconnect Switch                                                                                                                                                                                                                                                                                                                     | 30A600VUL fits 2 X 4 utility box - Black                                                                 |                   |
|                                                                                                                                                                                                                                                                                                                                       | 30A600VUL fits 2 X 4 utility box - White                                                                 |                   |
| Power Supplies and Auxiliary Components                                                                                                                                                                                                                                                                                               | Backup Heat Relay Kit Adapter for CN24 or CN152 Connector                                                |                   |
| Filter                                                                                                                                                                                                                                                                                                                                | Electro Static Anti-allergy Enzyme Filter                                                                |                   |
|                                                                                                                                                                                                                                                                                                                                       | Microparticle Filter                                                                                     |                   |
|                                                                                                                                                                                                                                                                                                                                       | Platinum Deodorizing Filter                                                                              |                   |
| Wireless Remote Controller                                                                                                                                                                                                                                                                                                            | Lockdown Bracket for Wireless Handheld Remote Controllers                                                |                   |
|                                                                                                                                                                                                                                                                                                                                       | RedLINK Wireless Remote Controller                                                                       |                   |
| Drain Hose                                                                                                                                                                                                                                                                                                                            | Flexible Mini-Split Drain Hose                                                                           |                   |
| Remote Sensor                                                                                                                                                                                                                                                                                                                         | Remote Temperature Sensor for MFZ MLZ and MSZ models                                                     | M21FAA30Z         |
|                                                                                                                                                                                                                                                                                                                                       | Wireless temperature and humidity sensor for the Comfort app                                             | PAC-USWHS003-TH-1 |
| <p>NOTES</p> <p><sup>2</sup>Allows IDU Connection to MA Controller:<br/>           Deluxe MA Remote Controller<br/>           Simple MA Controller<br/>           Touch MA Controller</p> <p><sup>1</sup>Requires MAC-334IF-E Adapter<br/> <sup>1</sup>Requires MAC-334IF-E Adapter<br/> <sup>1</sup>Requires MAC-334IF-E Adapter</p> |                                                                                                          |                   |



**REVIEWED**

*By Dan Bruechert at 4:30 pm, Sep 10, 2026*

OUTDOOR UNIT ACCESSORIES: MUZ-FX12NLHZ

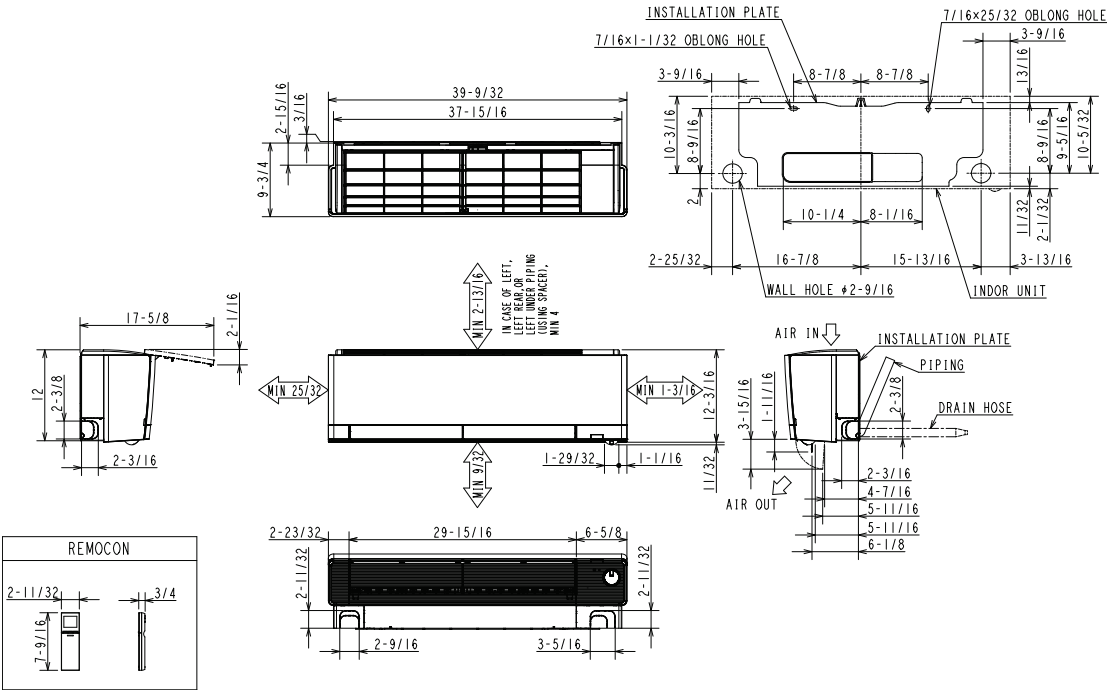
|                      |                                                     |                |
|----------------------|-----------------------------------------------------|----------------|
| Stand                | 18 Single Fan Stand                                 | QSMS1801M      |
|                      | 24 Single Fan Stand                                 | QSMS2401M      |
|                      | Condenser Wall Bracket                              | QSWB2000M-1    |
|                      | Condenser Wall Bracket - Stainless Steel Finish     | QSWBSS         |
|                      | Outdoor Unit 3-14 inch Mounting Base Pair - Plastic | DSD-400P       |
|                      | Outdoor Unit Stand 12 High                          | QSMS1201M      |
| Control/Service Tool | M- & P-Series Maintenance Tool Cable Set            | M21EC0397      |
|                      | Maintenance Tool Interface                          | PAC-USCMS-MN-1 |
| Mini-Split Wire      | 14 Gauge 4 wire Armored MiniSplit Cable250 ft roll  | SW144-250      |
|                      | 14 Gauge 4 wire Armored MiniSplit Cable50 ft roll   | SW144-50       |
|                      | 14 Gauge 4 wire MiniSplit Cable250 ft roll          | S144-250       |
|                      | 14 Gauge 4 wire MiniSplit Cable50 ft roll           | S144-50        |
|                      | 16 Gauge 4 wire Armored MiniSplit Cable250 ft roll  | SW164-250      |
|                      | 16 Gauge 4 wire Armored MiniSplit Cable50 ft roll   | SW164-50       |
|                      | 16 Gauge 4 wire MiniSplit Cable250 ft roll          | S164-250       |
|                      | 16 Gauge 4 wire MiniSplit Cable50 ft roll           | S164-50        |
| Snow/Rain Diverter   | SnowRain Diverter                                   | SRD-1          |
| Mounting Pad         | Condensing Unit Mounting Pad 16 x 36 x 3            | ULTRILITE1     |
| Hail Guards          | Hail Guard                                          | HG-B4          |
| NOTES                |                                                     |                |



**REVIEWED**  
*By Dan Bruechert at 4:30 pm, Sep 10, 2026*

INDOOR UNIT DIMENSIONS: MSZ-FX12NL

MSZ-FX06NL-U1  
MSZ-FX09NL-U1  
MSZ-FX12NL-U1  
MSZ-FX15NL-U1  
MSZ-FX18NL-U1  
MSZ-FX24NL-U1



MSZ-FX06/09/12NL

|            |             |                                               |
|------------|-------------|-----------------------------------------------|
| PIPING     | INSULATION  | ø1-9/16 O.D                                   |
|            | LIQUID LINE | ø1/4 - 19-11/16<br>(FLARED CONNECTION ø1/4)   |
|            | GAS LINE    | ø3/8 - 17-3/4<br>(FLARED CONNECTION ø3/8)     |
| DRAIN HOSE |             | INSULATION ø1-5/32<br>CONNECTED PART ø5/8 O.D |

MSZ-FX15/18NL

|            |             |                                               |
|------------|-------------|-----------------------------------------------|
| PIPING     | INSULATION  | ø1-9/16 O.D                                   |
|            | LIQUID LINE | ø1/4 - 19-11/16<br>(FLARED CONNECTION ø1/4)   |
|            | GAS LINE    | ø3/8 - 17-3/4<br>(FLARED CONNECTION ø1/2)     |
| DRAIN HOSE |             | INSULATION ø1-5/32<br>CONNECTED PART ø5/8 O.D |

MSZ-FX24NL

|            |             |                                               |
|------------|-------------|-----------------------------------------------|
| PIPING     | INSULATION  | ø1-9/16 O.D                                   |
|            | LIQUID LINE | ø1/4 - 19-11/16<br>(FLARED CONNECTION ø1/4)   |
|            | GAS LINE    | ø15/32 - 17-3/4<br>(FLARED CONNECTION ø5/8)   |
| DRAIN HOSE |             | INSULATION ø1-5/32<br>CONNECTED PART ø5/8 O.D |

\*The diameter of the gas line piping is ø3/8 in one spot.

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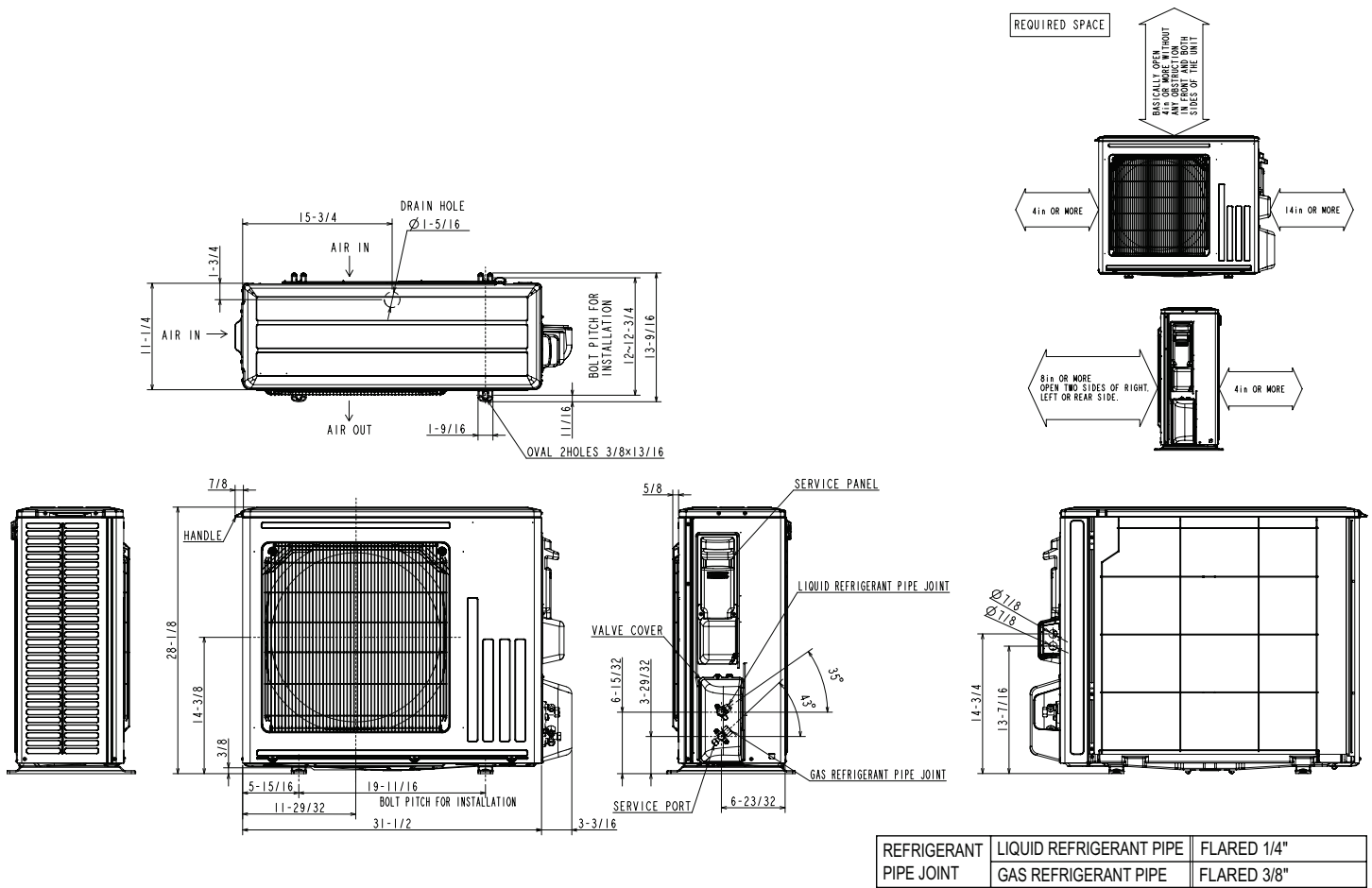
Historic Preservation Commission

REVIEWED

By Dan Bruechert at 4:30 pm, Sep 10, 2026

# OUTDOOR UNIT DIMENSIONS: MUZ-FX12NLHZ

MUZ-FX06NLHZ-U1  
MUZ-FX09NLHZ-U1  
MUZ-FX12NLHZ-U1



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Historic Preservation Commission

**REVIEWED**

By Dan Bruechert at 4:30 pm, Sep 10, 2026

METUS\_2025-02\_PROPIN

1340 Satellite Boulevard Suwanee, GA 30024  
Toll Free: 800-433-4822 <https://mitsubishi.com/comfort>



# Certificate of Product Ratings

AHRI Certified Reference Number : 215611126    Date : 07-21-2026    Model Status : Active  
AHRI Type : HRCU-A-CB-O (Mini-Split Heat Pump, with Remote Outdoor Unit Air-Source, Free Delivery)

Series Name : M-Series

Outdoor Unit Brand Name : Mitsubishi Electric

Outdoor Unit Model Number : MUZ-FX12NLHZ\*\*

Indoor Type : Mini-Splits (Non-Ducted)

Indoor Model Number(s) : MSZ-FX12NL\*\*

Rated as follows in accordance with AHRI 210/240-2024 (I-P), Performance Rating of Unitary Air-Conditioning & Air-Source heat Pump Equipment and subject to rating accuracy by AHRI-sponsored, independent, third party testing:

Cooling Capacity (A<sub>Full</sub>) – Single or High Stage (95F), btuh : 12000

SEER2 : 29.90

EER2 (A<sub>Full</sub>) – Single or High Stage (95F) : 15.40

Heating Capacity (H1Nom) - Multi/Variable Stage (47F) : 13200

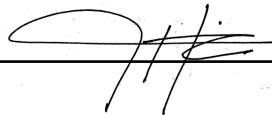
HSPF2 (Region IV) : 12.40

Sold in? : USA, Canada

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**REVIEWED**

*By Dan Bruechert at 4:30 pm, Sep 10, 2026*

? "Active" Model Status are those that an AHRI Certification Program is currently certifying and are being marketed but are not yet being produced. ? Production Stopped Model Status are those that an AHRI Certification Program is no longer producing BUT is still selling or offering for sale.

Ratings that are accompanied by WAS indicate an involuntary re-rate. The new published rating is shown along with the previous (i.e. WAS) rating.

The Department of Energy has published updated energy efficiency metrics for central air conditioners and heat pumps. This publication reflects both the 1987 metric (SEER) and the 2023 metric (SEER2). Efficiency requirements are published at 10 C.F.R. 430.32(c). Please refer to www.AHRI.net.org for more information about updated energy efficiency metrics.

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