

Air Conditioner Sizing Guide

Get the BTUs right the first time.

An undersized AC runs nonstop and never catches up. An oversized one short-cycles, leaving the room cold but clammy. Five minutes with a tape measure gets you the right unit — here's how.

1 MEASURE YOUR ROOM

Length

Measure the longest wall, in feet. For L-shaped rooms, split the space into two rectangles and add them together.

Width

Measure wall-to-wall across the room. Round to the nearest foot — precision to the inch doesn't change the answer.

Open doorways?

If the AC must cool a connected space through a wide opening, include that area too. Closed doors don't count.

$$\text{Length (ft)} \times \text{Width (ft)} = \text{Square Footage}$$

2 MATCH SQUARE FOOTAGE TO BTUS

ROOM SIZE (SQ FT)	TYPICAL ROOM	RECOMMENDED BTUS
100 – 150	Small bedroom, home office	5,000
150 – 250	Bedroom, studio kitchenette	6,000
250 – 300	Large bedroom, small living room	7,000 – 8,000 MOST NYC BEDROOMS
300 – 400	Living room, studio apartment	8,000 – 9,000
400 – 450	Large living room	10,000
450 – 550	Open living/dining	12,000
550 – 700	Large open-plan space	14,000
700 – 1,000	Full floor, loft	18,000
1,000 – 1,200	Large loft	21,000
1,200 – 1,400	Small storefront	23,000
1,400 – 1,500	Storefront, office suite	24,000
1,500 – 2,000	Commercial space	30,000

3 ADJUST FOR YOUR SPACE

+10%

Very sunny room

South- or west-facing with big windows and direct afternoon sun.

-10%

Heavily shaded room

North-facing, or shaded by buildings and trees most of the day.

+600 BTU

Per extra person

If more than two people regularly occupy the room, add 600 BTUs each.

+4,000 BTU

Kitchen

Cooking appliances dump serious heat — kitchens always size up.

+10%

High ceilings

Ceilings over 9 ft mean more air volume to cool. Common in pre-war NYC buildings and lofts.

+10%

Top floor

Heat rises and roofs bake in the sun — top-floor apartments run hotter.

WORKED EXAMPLE — BROOKLYN LIVING ROOM

18 ft x 16 ft = 288 sq ft → base 8,000 BTU

South-facing, all-day sun → +10% = 8,800 BTU

Three roommates → +600 BTU = 9,400 BTU

Buy the next size up: a **10,000 BTU** unit.

4 BEFORE YOU BUY — QUICK CHECKS

Check your voltage. Most window units up to 12,000 BTU run on a standard 115V outlet. Larger units often need a dedicated 230V line — check the plug behind your old unit, or send us a photo and we'll confirm.

Between two sizes? For sunny rooms, kitchens, and top floors, round up. For shaded bedrooms where quiet matters more than raw power, round down — a right-sized unit dehumidifies better and cycles less.

Measure your window, too. Note the width of the window opening and the height with the sash raised. Every product page on our site lists the unit's exact dimensions next to its BTU rating.

✓ FREE HAUL-AWAY WITH
INSTALL

✓ LICENSED & INSURED
INSTALLERS

✓ NYC BRACKET CODE
COMPLIANT

✓ NEXT-WEEK
SCHEDULING