

Mini Split Size Chart

Source: <https://whatsizeminisplit.com/mini-split-size-chart>

Cooling coverage chart

Size	Tons	Hot climate (Zones 1-2)	Mixed climate (Zones 3-5)	Cold climate (Zones 6-8)	Typical voltage
6,000 BTU/h	0.5	up to 225 sq ft	up to 275 sq ft	up to 350 sq ft	115V common
9,000 BTU/h	0.75	225 sq ft - 325 sq ft	275 sq ft - 425 sq ft	350 sq ft - 525 sq ft	115V/230V
12,000 BTU/h	1	325 sq ft - 450 sq ft	425 sq ft - 550 sq ft	525 sq ft - 700 sq ft	115V/230V
18,000 BTU/h	1.5	450 sq ft - 675 sq ft	550 sq ft - 850 sq ft	700 sq ft - 1,050 sq ft	230V typical
24,000 BTU/h	2	675 sq ft - 900 sq ft	850 sq ft - 1,125 sq ft	1,050 sq ft - 1,400 sq ft	230V typical
30,000 BTU/h	2.5	900 sq ft - 1,150 sq ft	1,125 sq ft - 1,425 sq ft	1,400 sq ft - 1,750 sq ft	230V typical
36,000 BTU/h	3	1,150 sq ft - 1,375 sq ft	1,425 sq ft - 1,700 sq ft	1,750 sq ft - 2,000 sq ft	230V typical

Circuit requirements vary by equipment and installation. Electrical specifications must be verified and installed by a licensed electrician per local code. This site does not provide electrical advice.

Heating-primary coverage chart

Size	Mixed climate heating (Zones 3-5)	Cold climate heating (Zones 6-8)
6,000 BTU/h	up to 200 sq ft	up to 150 sq ft
9,000 BTU/h	200 sq ft - 300 sq ft	150 sq ft - 225 sq ft
12,000 BTU/h	300 sq ft - 425 sq ft	225 sq ft - 300 sq ft
18,000 BTU/h	425 sq ft - 625 sq ft	300 sq ft - 450 sq ft
24,000 BTU/h	625 sq ft - 850 sq ft	450 sq ft - 600 sq ft
30,000 BTU/h	850 sq ft - 1,050 sq ft	600 sq ft - 750 sq ft
36,000 BTU/h	1,050 sq ft - 1,275 sq ft	750 sq ft - 900 sq ft

Chart assumptions

- 8-ft ceilings
- average insulation and air sealing
- average sun
- standard living space
- one indoor head per room

Important caveats

- Garages, sunrooms, and basements can fall outside standard-room assumptions.
- Long, divided, or L-shaped rooms may need more than one head for even distribution.

These results are general estimates based on simplified inputs and are not a substitute for a Manual J load calculation. Consult a licensed HVAC professional before purchasing equipment.

Computed from our published methodology. Reviewed July 2026. <https://whatsizeminisplit.com/methodology>

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