



Revised Heating, Ventilating, and Air Conditioning (HVAC) – Exterior Lines Policy **Adopted 05/04/16**

Intent and Principles

Replacement of HVAC systems in Fairlington Villages often results in the installation of larger system components that may require larger lines. When installing a new HVAC system use of the existing building penetration, lines and location is preferred. When the existing building penetration, lines and location cannot be utilized, a new HVAC system should be installed in accordance with the guidelines provided in this policy.

Installation of an HVAC system that fully complies with this policy does not require a variance request. All other HVAC installations require the unit owner to submit a variance request and receive approval in accordance with current Fairlington Villages variance policies.

Definitions

HVAC Lines are defined as:

- 1) High pressure liquid lines
- 2) Electrical control lines
- 3) Low pressure liquid lines
- 4) Condensation lines

Guidelines

Using Existing Penetration – Preferred Installation

- A. Use of an existing penetration for the installation of new HVAC lines is preferred and is allowed without an approved Variance Request. The brick and mortar must be caulked with sealant matching the color of the existing brick or mortar.
- B. Widening of an existing penetration for the installation of new HVAC lines is allowed without an approved Variance Request. The brick and mortar must be caulked with sealant matching the color of the existing brick or mortar.

Requiring New Penetration

- A. New HVAC lines must be located at the rear of the unit.
- B. New HVAC lines must be enclosed in a false downspout that matches the style and color of any existing downspout in the rear of the unit. However, the high pressure liquid line and the electrical control line may be run vertically beside or behind the downspout that carries water. These lines should be installed as inconspicuously as possible. The Board may require very visible installations to be brought into compliance.
- C. If an existing false downspout is in a suitable location and is large enough to accommodate additional HVAC lines, the unit owner installing new HVAC lines must use the existing false downspout to enclose new HVAC lines.
- D. New HVAC lines cannot be enclosed in a downspout that carries water from the roofline and gutters.
- E. New HVAC lines must run vertically from the ground level to the roof line. If any part of an HVAC line must run horizontally or at an angle to reach the interior HVAC equipment, the portion of the HVAC line that must run horizontally or at an angle must be run inside the unit.
- F. The penetration for the new HVAC lines must be made into the brick or mortar and cannot be made through the fascia, downspout, gutter or roof of any building. The brick and mortar must be caulked with sealant matching the color of the existing brick or mortar.

Variance Policies:

Any installation and/or rerouting of exterior HVAC lines that is discovered and is not in keeping with these policy guidelines is deemed to be a violation requiring corrective action or an approved Variance Request by the Board of Directors.

Requests to install new HVAC lines requiring a new penetration of the building that are not in keeping with this policy are subject to Article XV, Section 1 of the By-Laws and shall only be considered subject to a Variance Request and approval by the Board of Directors. See Resident Handbook, Variances (page 59).