



Fairlington Villages,
A Condominium Association

**Standard Policy for Residential Bathroom Exterior Vents
April 2002**

In order to maintain the historical appearance of our historic property, the installation of residential exterior vents shall adhere to the following restrictions. These restrictions apply to any residential exterior venting that penetrates the exterior structure – rear walls of the buildings. Please see Chart of Maintenance Responsibilities, for more information.

- Exterior venting may only penetrate the rear of buildings and may not be placed near another intake ventilating system;
- Exhaust ducting may not be joined or combined into any existing ducting, exhaust or otherwise;
- Exterior vent aperture/hole shall be round, cut (not chiseled), and not be larger than 4” in diameter. The exterior vent cover may not be larger than 6” square and exterior cover must be properly sealed and weather tight;
- Exterior vent covers shall be made of aluminum only, square in shape and not painted;
- Vents may not vent into attic spaces per International Mechanics Code, Chapter 5 (Exhaust Systems), Section 501;

“the air removed by every mechanical exhaust system shall be discharged outdoors at a point where it will not cause a nuisance and from which it cannot again be drawn in by a ventilating system. Air shall not be exhausted into an attic or crawl space.”

- Vents may not penetrate the roof, soffit, or fascia of any building;
- A licensed contractor must perform work that penetrates the exterior of a building wall while conforming to all county, city and Association policies;
- Requests for all other types of exterior venting or any venting that requires removal of or impacts the shutters, must be made to the Variance Committee.
- Unit owners will be required to sign a statement indicating that they will comply with the standard policy when installing a residential bathroom exterior vent.

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