



Fairlington Villages,  
A Condominium Association

**Policy on Heating, Ventilating, Air Conditioning (HVAC) Lines  
June 2002**

The replacement of HVAC lines for residential unit heating and air conditioning equipment does not require a variance if the lines are run through the existing penetration point into the building.

Requests to run the HVAC lines on the brick exterior and/or through a new penetration point must be made in writing to the variance committee.

The variance request must include a letter from the contractor explaining why the existing piping and penetration points cannot be used. In general, two primary factors that will support such a request are:

- the existing HVAC piping runs through neighboring unit(s), and/or
- the distance the existing piping runs substantially limits the efficiency of the heating or air conditioning unit.

**Emergency Situations:**

In the event of an emergency request to replace a heat pump or air conditioner unit that requires new lines to be run on the exterior of a building when a homeowner cannot wait for the Variance Committee and/or Board to meet, the request shall be provided in writing to the Management Office, the Board Liaison to the Variance Committee, and the Variance Committee Chair(s) for emergency consideration.

The request can be approved if sufficient justification is provided by the homeowner from his/her contractor explaining the nature of the emergency and why the existing piping and penetration points cannot be used. The lines must then be installed by a professional contractor in accordance with the following restrictions:

- The new exterior pipes are to be located at the rear of the unit and must be placed immediately against an existing downspout if an existing downspout is present.
- If no downspout exists, the new piping must be enclosed in a false downspout cover that matches in style and color the downspouts in use on the building.
- New lines may not run along the rear wall of an adjoining unit.
- The penetration of the new line must be into the brick and cannot be through the fascia, soffit, downspout or gutter, or roof of any building.
- The penetration of the new line through the brick exterior must be caulked with sealant matching the existing brick joint's mortar color.

**Compliance Requirements:**

Homeowners who have installed new HVAC lines since the 1992 policy took effect but prior to May 1, 2002, are required to be in compliance with the 1992 Standard Policy. Homeowners who enclosed piping in a metal sleeve may, however, choose to recover the pipes in a false downspout per the above requirements.

As of May 1, 2002, when the Board rescinded the old policy, exterior lines are not allowed in any instance without an approved variance. In instances where a homeowner installs lines without a variance, he/she will be required to re-install the lines correctly and repair and re-point the brick exterior to its original condition.



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**Blanket Variance – Installation of New HVAC Lines**  
**Dated June 3, 1992**

1. The new exterior pipes are to be located at the rear side of the unit and must be placed at the side of an existing downspout if an existing downspout is present.
2. If no downspout exists, the new piping must be enclosed in a metal sleeve painted to match the existing brick color.
3. New lines may not run along the rear wall of an adjoining unit.
4. The penetration of the new line through the brick exterior wall must be caulked with sealant matching the existing brick joint's mortar color.