

**PARK FAIRFAX CONDOMINIUM BUILDINGS AND COMMON ELEMENTS
REQUIREMENTS FOR COMMUNICATIONS EQUIPMENT AND CABLE**

Revised 2/14/01

**Specifications for Cable Television Equipment (currently Comcast)
Telephone Service Equipment (currently Verizon)**

1. Equipment on Common Elements

- A. Equipment must be installed at locations that have been agreed to in writing by Parkfairfax Condominium's Board of Directors. Parkfairfax Condominium's Board of Directors may stipulate additional requirements as necessitated by local conditions and aesthetics.

- B. Replacement equipment must be placed at the same pre-existing location as the equipment replaced. Replacement equipment must be of the same general dimensions (or smaller) and similar color as the pre-existing equipment. Any change to the location, any increased size, color change, or additional number of components at that location must be approved in writing by Parkfairfax' Board of Directors.

- C. All scheduled trenching, subterranean boring, and excavating requires two working days advance notice to Parkfairfax Condominium. Private utilities that may be encountered include natural gas, domestic hot and cold water, lighting circuit wiring, sanitary and storm sewer lines. In case of emergencies, Parkfairfax Condominium must be notified as soon as practical to allow Condominium staff the opportunity to locate private lines, or, if after the fact, to assess possible damage from completed work. Any disturbance to the grounds or turf must be restored to specifications set by Parkfairfax' Landscape Manager. The communications contractor is responsible for the satisfactory repair and restoration of all damage caused by the contractor to private utilities, piping, lawns, landscaping, and improvements in all cases.

2. Equipment Installed On Buildings (Distribution Panels, Pedestals, Meters, Etc.)

- A. All new or replacement equipment must be no larger and no increase in the number of components unless the change is approved in writing by Parkfairfax' Board of Directors. Communications equipment placed near electrical meter panels must not infringe on space requirements specified by the National Electric Code. All installed equipment will be placed on Parkfairfax' scheduled maintenance program for painting. All installed equipment on white buildings will be painted white to match the masonry finish. All installed equipment on red brick buildings will be painted "brick red" to match the painted finish of those buildings. Identifying decals, safety information, and locking mechanisms will not be painted.

- B. The Communications Company is responsible for maintaining the installed equipment and keeping all equipment in good repair. All doors and locking mechanisms must be kept operational and in working order. Door covers must be kept secured and all associated wiring must be with-in the component.

3. Communications Wiring and Cable Serving Condominium Customers

- A. All wiring and cable which is run from the distribution panel and along the building's exterior walls at ground level must be buried no less than four inches below grade or deeper, if required by Code. Any disturbance to the turf, plantings, private patios, sidewalks, or decks must be restored to their original condition by the communications company or the sub-contractor.

- B. Wiring or cable leading to individual residences may be run along the exterior surface of the condominium building provided that great care is taken to "hide" this wiring. Either,

- I. This wiring must be run **behind an existing rain gutter downspout**. All wiring and cable on “white” buildings must be white. All wiring and cable on “red” buildings must be black. The wiring must enter the condominium unit via a drilled hole which is to be placed as close as possible to the downspout. The drilled hole must be of the smallest diameter possible to accept the wire and then sealed from the exterior with a high quality silicone caulking of the same coloration as the wire. The communications contractor assumes all liability for any damage caused by drilling through the exterior brick wall. **Electrical conduit** may be found between the interior plaster walls and exterior brick walls.

- II. This wiring may be **run within a one inch conduit, if provided by Parkfairfax**. When requested, and as required by local aesthetics, Parkfairfax will provide this conduit and paint this equipment to match the building’s finish. Tees and cross tees will be provided at each floor level and a pull fitting will be installed at grade. This conduit will run parallel with, and adjacent to, each downspout at the rear side of the building. Where provided, the cable installer must use this conduit for running wire or cable to the unit (customer). All wiring and cable on “white” buildings must be white. All wiring and cable on “red” buildings must be black. The wiring must enter the condominium unit via a drilled hole which is to be placed as close as possible to the downspout. The drilled hole must be of the smallest diameter possible to accept the wire and then sealed from the exterior with a high quality silicone caulking of the same coloration as the wire. The communications contractor assumes all liability for any damage caused by drilling through the exterior brick wall. **Electrical conduit** may be found between the interior plaster walls and exterior brick walls.

- C. When necessary, communications wiring and cable may be run through a Parkfairfax Laundry Room or Boiler Room. The coloring of the wiring must match the interior painted wall and ceiling surfaces. All installed wiring must be tightly secured to avoid visible excess and all wiring should be installed in the least visible manner. The drilling of additional holes through any ceiling slab is prohibited. **Electrical conduit** may be found with-in any concrete ceiling slab. However, the communications company contractor may utilize any existing hole or penetrations through the ceiling slab.

- D. With few exceptions, all of Parkfairfax’ crawlspaces and attics contain **asbestos** insulation on the abandoned piping. Communications contractors and sub-contractors are not permitted to enter these areas unless they have been properly trained and equipped for such work environments. Parkfairfax staff may provide assistance by attaching new cable to the ends of existing (defective) cable to facilitate pulls by the contractor from with-in the residential unit, or to the outside of the building. Parkfairfax staff will not run new wiring through the crawlspace or attic. Please refer to 3. A, B, or C above.

- E. Once the wiring or cable is with-in the private condominium unit, the completion of the work must be performed to the satisfaction of the individual customer.