

INSTALLATION OF OUTDOOR/PATIO ELECTRICAL RECEPTACLES

Parkfairfax unit owners may have duplex electrical receptacles install outdoors for their convenience.

APPROVAL

Prior to installation, the unit owner must obtain approval from the General Manager and apply for an Electrical Permit from the City of Alexandria Code Enforcement Office.

LOCATION

Receptacles installed on the fronts of units must be installed to the side of the front door frame or door shutter and within one foot in height from the entry stoop platform. On elevated entry platforms (stoops), the receptacle must be installed to the side of the stoop platform edge so that it will not interfere with any subsequent installation of guard railings (which may be required following structural repairs to the entry stoop). Receptacles installed at the rear of units must be installed on the rear brick wall of the unit. The receptacle may not be installed closer than one foot above ground (surface grade) nor higher than two feet above ground. The receptacle may not be installed a Building Hatch well. No receptacle may be installed within three (3) feet of any downspout or water hydrant (hose bibb). No receptacle may be installed through, or on the surface of, any wood framing or trim of any Building, entry door, door unit, window, or air conditioner opening.

INSTALLATION - GENERAL

The installation must be performed by a duly licensed electrician. Installation must be in conformance with all applicable requirements of the National Electrical Code. For most applications, the receptacle may be connected to the nearest 15-amp house circuit. Interior electrical wiring connections may be made within an existing outlet box, or a new junction box may be installed within the unit. If periodic, or occasional, use of certain power tools or similar equipment is anticipated, the electrician should calculate the anticipated load on the existing circuit to determine its suitability.

The outlet box for the outdoor receptacle, outlet box cover, conduit feed, and all connectors must be rated as weatherproof and U.L. Listed. The outlet box must be securely and mechanically attached to the brick wall and a weatherproof seal must be installed between the brick wall and the outlet box. The service hole through the wall must be drilled at an upward slant. An insulated conduit must be installed through the wall and attached to the outlet box with a weatherproof connection. All wiring is to be a minimum Number 14 gauge copper for 15 amp circuits and of a type approved for wet locations. This circuit must be protected by a Ground Fault Circuit Interrupter (GFCI)

device at the circuit breaker panel, or the outdoor receptacle must be of a GFCI type. Ground of all electrical components must be continuous and assured.

Outdoor receptacles that are installed under the shelter of a porch, or are only to be used intermittently and always under the direct supervision of the unit owner, need only be provided with a weatherproof outlet cover. Outdoor receptacles that are exposed to the weather and that may have a plug and cord or other device (timer, etc.) attached for prolonged periods of time must be installed within a weatherproof enclosure, the integrity of which is not affected when the receptacle is in use. These enclosures are commercially available and a sample specification is attached.

NEW CIRCUITS

If necessary, a new 15 or possibly 20 amp circuit may need to be installed from the unit's interior circuit breaker panel. Electrical wiring for new circuits may be run through the unit or through the building's crawlspace to the desired location. The Electrical Contractor must be informed that Parkfairfax' crawlspaces contain asbestos pipe insulation. The contractor must also contact Miss Utilities prior to any digging at the exterior of the building. Any wiring, which is run through the crawlspace to the exterior receptacle box, must be mechanically attached to the ceiling at proper intervals. All wiring, conduit, and connectors must be approved for locations. The opening through the foundation wall must be sealed with concrete after installation and before backfilling. All wiring, which is run through the foundation wall and below grade to the outlet box, must be within metal electrical conduit, which is approved for underground and wet use.

MAINTENANCE

The unit owner is responsible for all interior and grounds restoration following installation of this service. All subsequent maintenance, repair, and replacement of all components of this equipment are the responsibility of the unit owner. This equipment may not be removed at a later date without the prior approval of the Association, and the unit owner is responsible for the satisfactory restoration of the site.

Once installed, all components visible to the exterior must be painted, either semi-gloss, exterior oil-based white for buildings with painted brick, or exterior oil based "brick" red on unpainted buildings.

TEMPORARY INSTALLATIONS

Residents may temporarily install screw-in type receptacle adapters onto their front and/or rear entry light fixtures without prior approval. The most common need for this would be to power seasonal lighting decorations. Residents are reminded to not exceed the rated capacity of the light fixture while doing this, normally 60 watts.