

Radon System Installation

When any active Radon Mitigation System is to be installed the following guidelines and procedure shall be followed.

Guidelines:

1. The total system is internally plumbed and exiting through the roof. The use of the chimney chase or closets is recommended. Fans installed in the attic space are required to have an on/of switch accessible in the living area. A statement regarding the need for an external system must be submitted when requesting an external system.
2. When the exhaust piping and fan system must be mounted externally on the building exterior, minimized viewing from the roadway and neighboring units is required.
3. The fan and associated piping shall be located to blend into the building exterior, i.e., adjacent to the building inside corners, behind shrubbery, etc.
4. All external surfaces shall be painted to match the building and /or roof color. Contact maintenance for the color info with the approval.
5. Any alterations to the roof surface, venting modifications and components, will be the unit owner(s) responsibility to maintain, repair, and replace.

Procedure:

Complete and submit a Notice for Change request for review by the Architectural Committee. The request must include a drawing of the proposed installation, internal or external, or will be returned to the unit owner.

If approved by the Architectural committee the contractor shall meet with OVCA Maintenance to review the proposed work plan prior to start of work.