

TECHNICAL & SERVICE STANDARDS

UNIT MODIFICATION POLICY



SATELLITE DISHES OR NON-PERMANENT EXTERIOR MOUNTED RECEIVERS

Date Issued: February 1, 2016

IMPORTANT REMINDERS

OCH may approve minor modifications for the installation of a satellite dish or antenna. You are responsible for any damage to people or property caused by the modification, its installation or removal. This document tells you the basic conditions that must be met and maintained for the installation of a satellite dish, antenna Non-Permanent Exterior Mounted Receivers in apartment Buildings and you must meet with the standard.

BEFORE CONSIDERING AN INSTALLATION



For OCH to consider your application, you must:

Have written permission from OCH

- Obtain and maintain third party liability insurance, which is usually provided when you purchase tenant insurance.

Comply with these standards

- Return OCH property (unit) to its original condition before moving out
- Pay all costs for changes, installations, repairs and damages to any person or property

LIMITS ON INSTALLATION AND/OR MODIFICATION



All satellite dishes must:

- Be placed on the apartment balcony where one exists
- Not be more than 36" in diameter
- Be professionally, by the satellite dish manufacturer's authorized contractor
- Be installed in a way the minimizes the damage to OCH's building
- Be installed firmly and securely with all the specified fasteners and hardware
- Be as inconspicuous as possible
- Be installed in a way that wiring:
 - does not go through window or door frames
 - does not pose a tripping hazard
 - is as short as possible
 - runs horizontally and / or vertically at a 90° angle
 - secured, connected and concealed as much as possible
- Installed drilling as few holes as possible into the building
- Installed using holes that are
 - As small in diameter as possible
 - Sealed by high quality exterior non-water based caulk

Apartments without a balcony:

Satellite dishes may only be installed in designated areas in apartment buildings with no balconies

Apartment with a balcony:

Satellite dishes may not be installed on exterior cladding inside the balcony space.

Satellite dishes must not be attached to:

- Any part of the roof
- Windows, window frames, doors, door frames, eave troughs or canopies.
- Balcony railings

Satellite dishes must not be installed on or overhang another tenant's apartment.

END OF TENANCY



- All satellite dishes, hardware, and wiring must be removed and unit returned to the original condition at tenant's expense.

Department: Tenant Experience