

# St. Clair Housing Commission

## Antenna Installation Policy

The St. Clair Housing Commission has developed this policy in accordance with the Telecommunications Act of 1996, and the FCC Over-the Air Reception Devices Rule (cited as 47 CFR, Section 1.4000).

This policy sets forth the restrictions addressing the placement or installation of antennas and equipment of Direct Broadcast Satellites (“DBS”), Multi-Channel Multipoint Distribution (wireless cable) providers (“MMDS”), and television broadcast stations (“TVBS”) within the properties owned or managed, in whole or in part, by the St. Clair Housing Commission.

These restrictions are not designed to impair a tenant’s ability to install, maintain, or use a video antenna. These restrictions are designed for safety purposes and to prevent damage to St. Clair Housing Commission property.

### **Types of Video Antennas allowed:**

- (1) A "dish" antenna that is one meter (39.37") or less in diameter and is designed to receive direct broadcast satellite service, including direct-to-home satellite service, or to receive or transmit fixed wireless signals via satellite.
- (2) An antenna that is one meter or less in diameter (or diagonal measurement) and is designed to receive video programming services via MMDS (wireless cable) or to receive or transmit fixed wireless signals other than via satellite.
- (3) An antenna that is designed to receive local television broadcast signals.

“Fixed wireless signals” are any commercial non-broadcast communications signals transmitted via wireless technology to and or from a fixed customer location. Examples include, wireless signals used to provide telephone service to high-speed internet access to a fixed location. This definition does not include among other things, AM/FM radio, amateur (“HAM”) radio, Citizens Band(“CB”) radio, and Digital Audio Radio Services (“DARS”) signals.

### **Restrictions:**

The placement or installation of equipment of Direct Broadcast Satellites (“DBS”), Multi-Channel Multipoint Distribution (wireless cable) providers (“MMDS”), and television broadcast stations (“TVBS”), including antennas and any other equipment, within the properties owned or managed, in whole or in part, by the St. Clair Housing Commission must be in accordance with the following:

- Not permitted to be installed on/in a common area such as a walkway, hallway, community garden or grounds, exterior wall, or the roof.
- Must be installed wholly within the balcony, deck, patio, or other area where you have exclusive use. Must not be installed so it hangs over or protrudes beyond the area of exclusive use of the unit. Any equipment that extends out beyond the area of

exclusive use of the unit will be considered to be in a common area and will not be permitted.

- Must not be any exposed wiring (regardless of length) running along any part of the building exterior.
- Drilling through an exterior wall/roof (i.e., to run the cable from the patio or balcony into the unit) is prohibited. You may wish to check with the retailer or installer on how to install the equipment without drilling a hole(s).
- Antennas may be mounted on a "mast" to reach the height needed to receive or transmit an acceptable quality signal (e.g., maintain line-of-sight contact with the transmitter or view the satellite). However, masts that extend beyond the exclusive use area of a unit are not permitted.
- Must not pose any safety issues (such as tripping hazards, etc...)

Installation must be wholly within the tenants' exclusive use area.

All installations must have prior written approval from the SCHC. Submission of request for approvals must be accompanied with installation specifications.

All installation of any antennas or equipment must also be in compliance with State and local law and/or ordinances.

Any damage resulting from the installation or removal of any antenna or equipment will be the responsibility of the tenant and will be assessed and charged, as necessary.

The St. Clair Housing Commission reserves the right to charge an annual fee for installation that creates a hardship in maintaining the properties (e.g., cutting the grass, snow removal, performing service, etc...). This fee will be charged on a monthly basis and prorated upon installation and removal.