

UNITED LAGUNA WOODS MUTUAL

SECTION 29 WASHER AND DRYER INSTALLATIONS

REVISED JUNE 1999, RESOLUTION U-99-59

REVISED JANUARY 2008, RESOLUTION 01-08-01

GENERAL REQUIREMENTS REVISED JUNE 2011, RESOLUTION 01-11-104

REVISED AUGUST 2013, RESOLUTION 01-13-139

GENERAL REQUIREMENTS REVISED JANUARY 2016, RESOLUTION 01-16-08

1.0 **GENERAL REQUIREMENTS**

- 1.1 **PERMITS AND FEES:** A Mutual Consent for Manor Alteration is required for all alterations to the building. A City of Laguna Woods permit may be required. All fees for both Mutual and City permits shall be paid for by the Member and/or his contractor. Member and/or his contractor must supply the Manor Alterations Department with City permit numbers prior to beginning work.
- 1.2 **MEMBERS RESPONSIBILITY:** The Member is solely responsible for the maintenance and repair of all alterations to the building. Removal may be required upon sale of a manor, or deterioration of the alteration. Further, Member(s) are expected to provide neighboring residents an estimated timeline for construction, and advance notice of excessive construction-related noise that may occur.
- 1.3 **CODES AND REGULATIONS:** All work shall comply with applicable local, state, and federal requirements including but not limited to the current edition of the Uniform Building Code.
- 1.4 **WORK HOURS:** Contractors working for residents at individual manors and in carports are permitted to work from 9:00 AM – 5:00 PM Monday through Friday. No work whatsoever shall be permitted on Saturday and Sunday, and construction is restricted to 6 months out of every 12 months of the year.
- 1.5 **PLANS:** The Member applying for a Mutual Consent for Manor Alteration(s) shall provide to the Manor Alterations Department a detailed plan(s) for approval indicating all work to be done, i.e., size, location, description and specifications.
- 1.6 **DUMPSITES:** The premises shall be kept free from accumulation of waste materials and/or rubbish caused by the construction work. Member and/or his contractor is responsible for removal of debris and excess material and must leave work areas "**BROOM CLEAN**" daily.

USE OF COMMUNITY DUMPSITES FOR CONSTRUCTION

RELATED DUMPING IS NOT PERMITTED. Contractor's dumpsters, if required, must have location approved by the Manor Alterations Department.

- 1.7 **CONTRACTOR:** Installation must be performed by a California licensed contractor of the appropriate trade.
- 1.8 **CONTRACTOR'S CONDUCT:** Member's contractor(s), their personnel, and sub-contractors shall refrain at all times from using profanity, abusive or loud language, and must wear shirts at all times. Radio, MP3, CD or cassette players are not permitted on the project site. Contractor personnel will, at all times, extend and exhibit a courteous demeanor to residents.

2.0 APPLICATIONS

- 2.1 Sewer line connections will consist of a minimum 2" waste line tied into a minimum 2" waste line.
- 2.2 Prior to connecting into a 2" waste line of cast iron that exceeds 4 feet in length of the horizontal run to the main line, the 2" waste line is to be cleaned out by the Mutual at the Member(s) expense. Pictures of the cleaned drain line, taken by an outside contractor at the Member's expense, shall be provided to the Manor Alterations Department to ensure the line's maximum ability to accommodate the additional discharge of water.
- 2.3 Location of unit and/or plumbing connections must be submitted in writing to the Manor Alterations Department prior to issuance of a permit. Washer and dryer installations on patios are permitted per Section 3.0.
- 2.4 Washer and dryer installations in atriums or on balconies are prohibited.
- 2.5 All water supply lines shall be of minimum 1/2" diameter, Type M copper.
- 2.6 All pressure lines shall be securely strapped to prevent movement or knocking.
- 2.7 It is highly recommended that where possible, drain pans be installed under washers to prevent any possible water damage.
- 2.8 Dryer vents shall be through walls where possible and painted to match building color.

2.9 Dryer vents through roofs must utilize metal T-Top type roof jacks. Roofing must be in strict conformance with building code requirements and United Laguna Woods Mutual roofing standards.

2.9.1 Roof tie-ins for dryer vents on PVC Cool Roofs must be made by an approved roofing contractor. A Roofing Contractor Verification Form will be required prior to the issuance of a permit. A list of approved roofing contractors is available at the Laguna Woods Village Manor Alterations Department.

2.9.2 The Mutual Member assumes all responsibility for any damage that may occur due to the installation of a washer and dryer.

3.0 ADDITIONAL REQUIREMENTS FOR INSTALLATIONS ON PATIOS

3.1 Washer and dryer installations on patios are permitted only in the original storage closets on patios surrounded by walls a minimum of 6 feet in height, and on enclosed patios. If walls are lowered, or an enclosure removed, the washer and dryer must be removed.

3.2 All exposed wiring shall be in rigid or flex conduit painted the color of the wall to which it is attached.

3.3 Exposed plumbing line runs shall be kept to a minimum and enclosed in a sheet metal chaseway painted the color of the wall to which it is attached.

3.4 All penetrations through walls shall be properly sealed to prevent water damage.