

### **OPEN MEETING**

# REGULAR MEETING OF THE UNITED LAGUNA WOODS MUTUAL ARCHITECTURAL CONTROL AND STANDARDS COMMITTEE

# Thursday, April 18, 2019 – 9:30 a.m. Laguna Woods Village Community Center Elm Room 24351 El Toro Road

### **NOTICE AND AGENDA**

- 1. Call to Order
- 2. Acknowledgement of Media
- 3. Approval of the Agenda
- 4. Approval of Meeting Report for March 21, 2019
- 5. Committee Chair Remarks
- 6. Member Comments (Items Not on the Agenda)
- 7. Department Head Update

### Consent:

All matters listed under the Consent Calendar are considered routine and will be enacted by the Committee by one motion. In the event that an item is removed from the Consent Calendar by members of the Committee, such item(s) shall be the subject of further discussion and action by the Committee.

None.

### <u>Items for Discussion and Consideration:</u>

- 8. 126-D (Majorca, 8A) Appeal to Board's Decision to Deny Doors on Alteration that Requires Landing on Common Area
- 9. Discuss and Review Architectural Standard 18: Gutters and Downspouts

### Reports:

10. Status of Mutual Consents

### Items for Future Agendas

None.

### Concluding Business:

- 11. Committee Member Comments
- 12. Date of Next Meeting June 20, 2019
- 13. Adjournment

Cash Achrekar, Chair Brett Crane, Staff Officer Eve Morton, Coordinator: 949-268-2565



### **OPEN MEETING**

# REGULAR MEETING OF THE UNITED LAGUNA WOODS MUTUAL ARCHITECTURAL CONTROL AND STANDARDS COMMITTEE

Thursday, March 21, 2019 – 9:30 a.m. Laguna Woods Village Community Center Elm Room 24351 El Toro Road, Laguna Woods, CA 92637

### **REPORT**

COMMITTEE MEMBERS PRESENT: Cash Achrekar - Chair, Carl Randazzo,

Juanita Skillman, Reza Bastani

**DIRECTORS PRESENT:** Elsie Addington

**COMMITTEE MEMBERS ABSENT:** Gary Morrison

ADVISORS PRESENT: Walt Ridley, Janey Dorrell, Mike Mehrain

STAFF PRESENT: Ernesto Munoz, Brett Crane, Gavin Fogg, Eve Morton

1. Call to Order

Chair Achrekar called the meeting to order at 9:30 a.m.

### 2. Acknowledgement of Media

No media were present.

### 3. Approval of the Agenda

Director Randazzo moved to move switch the order of agenda items #8 and #9 and to approve the amended agenda. President Skillman seconded. The Committee was in unanimous support.

### 4. Approval of the Report for January 17, 2019

President Skillman moved to approve the agenda. The committee had no objection.

### 5. Committee Chair Remarks

Chair Achrekar stated that he hopes that he will do as good of a job as Janey Dorrell did as Chair of the committee and looks forward to making sure the community is structurally and aesthetically sound.

UACSC March 21, 2019 Page 2

### 6. Member Comments

None.

### 7. Department Head Update

Mr. Munoz, Maintenance Operations Director, addressed the committee to announce that Mr. Crane had been promoted to the Permits, Inspections, and Restoration Manager and will now be the new Staff Officer for this committee. Mr. Crane stated that he is looking forward to working with everyone on the committee.

### Consent:

All matters listed under the Consent Calendar are considered routine and will be enacted by the Committee by one motion. In the event that an item is removed from the Consent Calendar by members of the Committee, such item(s) shall be the subject of further discussion and action by the Committee.

None.

### Items for Discussion and Consideration:

# 8. 126-D (Majorca, 8A) Appeal to Board's Decision to Deny Doors on Alteration that Requires Landing on Common Area

Director Randazzo moved to table this item until next month in order to obtain additional information to make a more informed decision. Director Bastani seconded. The vote was three in favor and two against. The motion passed.

For the next meeting, the committee requested City stamped plans which indicate that the City had approved the change from the windows in the original plan to the two doors and that they were not requiring landings outside of the doors.

### 9. 836-O (Cadiz, 6A) Install Stair Lift on Common Area Staircase

The committee requested the following conditions be added to the approval:

- 1. Require that the power for the stair lift be provided by the Member's unit.
- 2. Allow for a future resident of 836-O the option to accept the stair lift alteration.
- 3. Require that the current Member remove the stair lift prior to the close of escrow if the new Member chooses not to accept the stair lift.

Director Randazzo moved to accept Staff's recommendations to approve the request with the additional conditions. President Skillman seconded. The Committee was in unanimous support.

UACSC March 21, 2019 Page 3

# 10. Discuss and Review Architectural Standard 18: Gutters and Downspouts

The committee made some updates to the Standard in order to address the problem of water currently draining too close to the buildings.

Staff was asked to make the updates to the Standard and also to provide additional ideas for this problem and bring all to the next meeting.

### Reports:

### 11. Status of Mutual Consents

The committee reviewed this report.

### Items for Future Agendas

- 126-D (Majorca, 8A) Appeal to Board's Decision to Deny Doors on Alteration that Requires Landing on Common Area
- Updates to Standard 18: Gutters and Downspouts and additional ideas to address water issues around buildings.

### **Concluding Business:**

### 12. Committee Member Comments

President Skillman stated that the Common Area policy needs to be adhered to or changed. The state of the gutters is now a big issue because of all the rain and the problem needs to continue to be monitored.

Advisor Dorrell welcomed Mr. Crane to the committee.

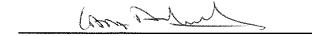
Director Randazzo also welcomed Mr. Crane to the committee.

Advisor Ridley stated that there are gutter and also street drainage problems which need to be addressed.

Director Bastani stated that the Common Area policy should be revisited by the Board.

### 13. Date of Next Meeting - April 18, 2019

### 14. Adjournment at 11:15 a.m.



UACSC March 21, 2019 Page 4

> Cash Achrekar, Chair Brett Crane, Staff Officer Eve Morton, Alterations Coordinator 268-2565



### **STAFF REPORT**

**DATE:** April 18, 2019

FOR: Architectural Control and Standards Committee

SUBJECT: Mr. Roger Flinn of 126-D (Majorca, 8A)

Appeal to Board's Decision to Deny two Doors on Alteration that

**Require Landings on Common Area** 

### **RECOMMENDATION**

Staff recommends the Board deny the appeal to retain doors on the room extension. Should the Board approve the appeal, staff recommends approval be with the conditions as stated in Appendix A.

### **BACKGROUND**

Following a routine building inspection, a Correction Notice was issued on November 8, 2018, for performing alterations outside of the approved Mutual Consent's scope of work. Following a Committee review of a request to retain the alteration patio enclosure as built, on February 12, 2019, the Board denied the use of doors on the alteration and approved the remaining changes.

On February 21, 2019, Mr. Flinn submitted an appeal to the Board's decision (Attachment 1).

On March 25, 2019, the Architectural Committee reviewed the appeal. The Committee postponed making a decision until the following month's meeting and directed staff to seek confirmation from the City of Laguna Woods as to the requirement of concrete landings for exterior doors and if windows are able to replace doors as the means of emergency egress. The Committee also requested Mr. Flinn provide the approved plans, stamped by the City, showing the doors as a mean of egress.

### DISCUSSION

On March 25, 2019 Mr. Flinn submitted a copy of the Laguna Woods Village Mutual Consent Extension application, attached to a partial drawing of the enclosure and a Laguna Woods City Permit application/job card pending final approval (Attachment 1).

On March 28, 2019, staff received confirmation from the City of Laguna Woods that no landing would be required for the doors on each side of the enclosure, as long as the doors opened *inwards*.

Staff recommends denial, based on the requirement for a landing or existing walkway to be in place for any new doors opening into Common Area. This is to prevent the creation of pathways into Common Area.

Prepared By: Gavin Fogg, Alterations Inspector

**Reviewed By:** Brett Crane, Permits and Alterations Supervisor

Eve Morton, Alteration Coordinator

### ATTACHMENT(S)

Appendix A: Conditions of Approval

Attachment 1: Staff Report March 21, 2019 Attachment 2: 126-D Document Submission

### APPENDIX A

### **CONDITIONS OF APPROVAL**

- 1. No improvement shall be installed, constructed, modified or altered at Unit 126-D, ("Property") within the United Laguna Woods Mutual ("Mutual") without an approved Mutual Consent for Alterations application for the improvement has been made to, and approved, in writing, by, the Village Management Services, Inc. ("VMS, Inc."), Alterations Division ("Division"), or, in the event of a Variance from the Mutual's Alteration Standards, the Architectural Control and Standards Committee ("ACSC"). In the event written permission is given for the installation, construction, modification or alteration of any improvement(s) upon the Property, the Shareholder s ("Shareholder") agrees to comply with the Mutual's Governing Documents and any specific terms or conditions imposed, and that the installation, construction, modification or alteration shall be in strict compliance with the terms of the approval.
- 2. A Variance for Alterations has been granted at 126-D for retaining doors on side elevations of patio enclosure, subject to the attached plans stamped approved and is subject to a final inspection by the Division. Any variations to the approved attached plans are not allowed and could result in a stop work notice and/or severe fines to the Shareholder.
- 3. Member will be responsible for any altered gutters/downspouts that may need to be relocated.
- 4. All costs for maintenance, repair, renovation, replacement or removal of the improvement, present and future, are the responsibility of the Property's Shareholder at **126-D** and all future Mutual Shareholders at **126-D**.
- 5. Prior to the issuance of a Mutual Consent for Alterations, a complete set of unit specific plans prepared by a licensed architect or structural engineer depicting the proposed improvement must be submitted to the Division office located in the Laguna Woods Village Community Center. The plans must depict any required structural modifications ensuring the structural integrity of the building is maintained upon completion of the proposed improvement.
- 6. Parking of contractors or other invitees' vehicles is prohibited in covered resident parking, open resident spaces, handicapped spaces or fire lanes. Contractors or other invitees must park on the street. To the extent possible contractors' or other invitees' vehicles should be limited in number.
- 7. A City of Laguna Woods permit is required, which may include the requirement to obtain clearance from the South Coast Air Quality Management District (Asbestos Hot Line at (909) 396-2336). Prior to the issuance of a Mutual Consent for Alterations, the appropriate City of Laguna Woods permit number(s) must be submitted to the Division office located in the Laguna Woods Village Community Center. The City permit must be finalized within the prescribed timeframe, and a copy of the final permit must be submitted to the Division within two weeks.

- 8. Prior to the issuance of a Mutual Consent for Alterations, if required, a Mutual Roof Alteration Notification ("Tie-In Form") must be submitted to the Division. All roof tie-ins must be performed by a C-39 Licensed Contractor. The Shareholder may hire a C-39 Licensed Contractor of his/her own choice to perform roof tie-ins for the installation of solar panels on all roof types except PVC Cool Roofs. For PVC Cool Roofs, regardless of the roof type, all tie-ins must be performed by the Mutual's roofing contractor at the Shareholder 's expense. All tie-ins may only be made to sound structural elements. Existing structural elements proposed to be tied to, which exhibit signs of dry rot or other structural defects, must be repaired at the Mutual's expense prior to installation.
- 9. Prior to the Issuance of a Mutual Consent for Alterations, the Shareholder shall request a Landscape Department inspection in order to assure all landscape, irrigation, and drainage modifications associated with the improvements are identified and completed by the Landscape Department at the expense of the Shareholder. All gutter drainage shall be directed away from structures, free standing walls, foundations, and pedestrian walkways.
- 10. Prior to the Issuance of a Mutual Consent for Alterations, acoustical impacts shall be considered and will require noise reducing material such as sound dampening drywall on common walls of the alteration (such as QuietRock® drywall panels or similar approved products).
- 11. Prior to the issuance of a Mutual Consent for Alterations, any altered exterior surface should match the Building color; vinyl fence/gate will be either white or taupe, tubular steel or wrought iron fence/gate will be black or white; the approved colors and materials are identified as "United Laguna Woods Mutual Color Selections" at Resident Services, located at the Community Center first floor.
- 12. Shareholder hereby consents to and grants to the Mutual and the Division, and their representatives, a right of entry upon the Property at any time to be used to inspect the Property and the improvements thereon and for the Mutual and the Division, and their representatives and contractors to remedy any violation upon the Property, including, but not limited to, removing trash, removing any improvement installed without approval or modifying an improvement to bring the same into compliance with the terms of the approval.
- 13. Shareholder shall be responsible for all activity by contractors, subcontractors, material suppliers and their employees and agents and any others who perform work on the Property, including any violation of the Mutual's Governing Documents, including, but not limited to, traffic and parking violations, maintenance of a clean job site at all times, damage to Mutual property, and use of Mutual property for storage of equipment or materials without prior approval. Shareholder acknowledges and agrees that all such persons are his/her invitees. Shareholder shall be responsible for informing all his/her invitees of the Mutual's Rules and Regulations. Shareholder shall be liable for any violation of the Mutual's Governing Documents by any invitee, including any fine, assessment or other charge levied in connection therewith.
- 14. Shareholder is responsible for following the gate clearance process (<u>http://www.lagunawoodsvillage.com</u>) in place to admit contractors and other invitees.

- 15. Shareholder's contractors and other invitees shall travel to and from the job site by the most direct route available and are not authorized to use Mutual recreational facilities or other amenities while they are in the Village for performance of work in connection with the Property.
- 16. Prior to the Issuance of a Mutual Consent for Alterations, the Shareholder shall post a Conformance Deposit in the amount of \$250 for all improvements exceeding a total of \$500. The Conformance Deposit will be held until both a Final Mutual Consent for Alterations and a Final City Building Permit Issuance if required, to assure no damages to Mutual property occurs during construction, including, but not limited to, internet/TV, landscaping, or exterior walls/roof.
- 17. The Conformance Deposit shall be held by the Mutual and applied, at the Mutual's sole discretion, to any fine levied against the Shareholder or the Property, to cover and/or recoup any costs whatsoever, including, but not limited to, administrative and legal costs, incurred by the Mutual or VMS, Inc., in connection with the Property, or to any unpaid charges or assessments on the Mutual's account for the Property. For example, the Mutual could apply all or a portion of the Conformance Deposit to cover the following: fines levied against any invitee of Shareholder; fines levied for construction violations; costs incurred by the Mutual in repairing damage to Mutual property caused by Shareholder 's contractor or other invitee; costs incurred by the Mutual in curing a violation on the Property; costs incurred in removing or altering an improvement upon the Property; or to an unpaid assessment, special assessment, late charge, interest or collection costs posted to the Mutual's account for the Property. The foregoing list is illustrative only and in no way represents the only situations where the Mutual could apply all or a portion of the Conformance Deposit.
- 18. If at any time the amount of the Conformance Deposit falls below 3/4ths of the amount originally required to be posted, Shareholder agrees to immediately deposit additional sums with the Mutual in an amount sufficient to return the Conformance Deposit to the originally required level. Until the Conformance Deposit is so replenished, an automatic stop work order shall be in effect.
- 19. Any remaining Conformance Deposit is refundable if the Shareholder notifies the Division, in writing, that the improvement(s) for which the Conformance Deposit was posted have been completed in accordance with the approval, and the Division agrees with the same. The Mutual will mail the unused portion of the Conformance Deposit, if any, to the Shareholder's address of record with the Mutual. Under no circumstances shall Shareholder be entitled to any interest on any portion of the Conformance Deposit. If no written request for return of a Conformance Deposit is made by Shareholder within two years from the date when the Conformance Deposit is posted with the Mutual, the Conformance Deposit will be deemed forfeited to the Mutual.
- 20. All improvements must be installed in accordance with the California State Building Code, and the published Mutual Architectural Alterations Standards, Policies and Guidelines. See http://www.lagunawoodsvillage.com.
- 21. During construction, work hours established by the Mutual and the Noise Ordinance set forth in the City of Laguna Woods Municipal Code must be adhered to at all times.

- 22. During construction, both the Mutual Consent for Alterations and the City Building Permit must be on display for public view at all times in a location approved by the Division.
- 23. It is mandatory that no waste or materials associated with the construction be dumped in the Village trash bins; such waste or materials associated with the construction must be disposed of offsite by the contractor.
- 24. A dumpster is approved for placement at the location identified by Security Staff by calling 949-580-1400. All dumpsters must conform to the Policy for Temporary Containers. Dumpsters must be ordered from the approved City of Laguna Woods waste hauler and must be maintained at all times.
- 25. Dumpsters must be ordered from the approved City of Laguna Woods waste hauler and must be maintained at all times.
- 26. A portable bathroom is approved for placement at the location identified by Security Staff by calling 949-580-1400.
- 27. The Mutual Consent for Alterations expires six months after the date of approval, unless an application is submitted with fees and approved by the Division for an extension. Only one extension for a maximum of an additional six months may be granted.
- 28. Violations of the forgoing conditions or the Mutual's Governing Documents (See <a href="http://www.lagunawoodsvillage.com">http://www.lagunawoodsvillage.com</a>), including, but not limited to, unpaid assessments, work outside the approved plans, excessive noise, illegal dumping, or working after hours, will result in disciplinary action, which could result in a stop work notice, loss of privileges and/or severe fines to the Shareholder. Such fines left unpaid will result in forfeiture of a portion or all of the Conformance Deposit required above or other legal remedy.
- 29. Mutual Shareholder shall indemnify, defend and hold harmless United and its officers, directors, committee Shareholders and agents from and against any and all claims, demands, costs, fines, judgments, settlements and any other costs, expenses, amounts and liabilities arising from Mutual Shareholder's improvements and installation, construction, design and maintenance of same.



### **STAFF REPORT**

**DATE:** March 21, 2019

FOR: Architectural Control and Standards Committee

SUBJECT: Variance Request: Mr. Roger Flinn of 126-D (Majorca, 8A)

Appeal to Board's Decision to Deny two Doors on Alteration that

**Require Landings on Common Area** 

### **RECOMMENDATION**

Staff recommends the Board deny the appeal to retain doors on the room extension. Should the Board approve the appeal, staff recommends approval be with the conditions as stated in Appendix A.

### **BACKGROUND**

Following a routine building inspection, a Correction Notice was issued on November 8, 2018, for performing alterations outside of the approved Mutual Consent's scope of work. Following a Committee review of a request to retain the alteration Patio Enclosure as built, on February 12, 2018, the Board denied the use of doors on the alteration and approved the remaining changes.

On February 21, 2019, Mr. Flinn submitted an appeal to the Board's decision (Attachment 1).

The patio enclosure was constructed within the original patio area; the proposed concrete landings (that are required by Building Code for exterior doors) on either side of the patio enclosure fall onto Common Area.

Due to the existing United Mutual Common Area Usage Policy prohibiting any Common Area being granted to an individual Member for Exclusive Use, the policy requires Board approval prior to issuing a Mutual Consent.

Per the Committee's direction regarding variance requests for retaining non-authorized alterations, Compliance was notified on December 21, 2018, of the unauthorized alteration; a disciplinary hearing is pending.

### DISCUSSION

The plans submitted and approved for the original variance in June 2017, show plan and elevation drawings depicting only windows to be used to construct a 16'11" by 8' patio enclosure within the existing front patio of the unit (Appendix B). Due to the proposed glazing system containing only windows, Common Area was not required for the patio enclosure. Furthermore, staff made contact with the projects' architect prior to the Committee's review and confirmed that emergency egress requirements would be satisfied with both the proposed window system and the existing living room entry door.

During a recent inspection, staff found windows were replaced with a single swing door, 2'8" wide by 6'11" tall on both east and west elevations of the alteration. For the alteration to meet local and state building codes, the new doors to the patio enclosure would require a concrete landing that would fall onto Common Area.

Based upon the existing United Mutual Common Area Usage Policy, and with the ability to meet egress requirements using windows that do not require a landing on Common Area, staff recommends denial of doors on the alteration patio enclosure.

Currently, there is one pending Mutual Consent for Unit 126-D with 13 items:

Description	Issue Date	Mutual Permit
Door Revision, Entry	3/27/2017	170578
Retrofit Sliding Glass Door in Patio	3/27/2017	170578
Electrical Throughout	3/27/2017	170578
Retrofit all Windows	3/27/2017	170578
Tub to Shower	3/27/2017	170578
Shower to Shower	3/27/2017	170578
Demo Throughout	3/27/2017	170578
Central Heating and Air	3/27/2017	170578
Wall Revision in Kitchen	3/27/2017	170578
Wall Revision in Bathroom 1	3/27/2017	170578
Wall Revision in Bathroom 2	3/27/2017	170578
Electrical Panel, Changeout	3/27/2017	170578
Patio Enclosure (Variance)	3/27/2017	170578
Extension Permit	3/27/2017	170578

A City of Laguna Woods Building Department will verify compliance with all applicable building codes, and will sign off on the building permit.

A Neighbor Awareness Notice was sent to Units 126-A, 126-B, 126-C, 126-E, 126-F, 126-G, 126-H, 126-N, 126-O, 126-P, 126-Q, 126-R, 126-S, 126-T, 126-U, 201-A, 201-B, 201-C and 201-D, on March 7, 2018, due to sharing common walls, having line of sight, or being potentially affected during construction.

At the time of writing the report, there have been no responses to the Neighbor Awareness Notices.

There have been no alterations permitted on Common Area since the previous Common Area Usage Policy was voted into effect in June 13, 2017, via resolution 01-17-94. However, patio enclosures and room extensions onto Exclusive Use Common Area have been approved via Mutual Consents and variances during this time.

All future costs and maintenance associated with the subject alterations are the responsibility of the Mutual member(s) at 126-D.

**Prepared By:** Gavin Fogg, Alterations Inspector

**Reviewed By:** Brett Crane, Permits and Alterations Supervisor

Ernesto Munoz, Maintenance and Construction Director

### ATTACHMENT(S)

Appendix A: Conditions of Approval

Appendix B: Approved Plans, June 13, 2017
Attachment 1: Letter of Appeal February 21, 2019

Attachment 2: Updated Site Plans, December 18, 2018

Attachment 3: Photos Attachment 4: Map

### APPENDIX A

### **CONDITIONS OF APPROVAL**

- 1. No improvement shall be installed, constructed, modified or altered at Unit 126-D, ("Property") within the United Laguna Woods Mutual ("Mutual") without an approved Mutual Consent for Alterations application for the improvement has been made to, and approved, in writing, by, the Village Management Services, Inc. ("VMS, Inc."), Alterations Division ("Division"), or, in the event of a Variance from the Mutual's Alteration Standards, the Architectural Control and Standards Committee ("ACSC"). In the event written permission is given for the installation, construction, modification or alteration of any improvement(s) upon the Property, the Shareholder s ("Shareholder") agrees to comply with the Mutual's Governing Documents and any specific terms or conditions imposed, and that the installation, construction, modification or alteration shall be in strict compliance with the terms of the approval.
- 2. A Variance for Alterations has been granted at 126-D for retaining doors on side elevations of patio enclosure, subject to the attached plans stamped approved and is subject to a final inspection by the Division. Any variations to the approved attached plans are not allowed and could result in a stop work notice and/or severe fines to the Shareholder.
- 3. All costs for maintenance, repair, renovation, replacement or removal of the improvement, present and future, are the responsibility of the Property's Shareholder at **126-D** and all future Mutual Shareholders at **126-D**.
- 4. Prior to the issuance of a Mutual Consent for Alterations, a complete set of unit specific plans prepared by a licensed architect or structural engineer depicting the proposed improvement must be submitted to the Division office located in the Laguna Woods Village Community Center. The plans must depict any required structural modifications ensuring the structural integrity of the building is maintained upon completion of the proposed improvement.
- Parking of contractors or other invitees' vehicles is prohibited in covered resident parking, open resident spaces, handicapped spaces or fire lanes. Contractors or other invitees must park on the street. To the extent possible contractors' or other invitees' vehicles should be limited in number.
- 6. A City of Laguna Woods permit is required, which may include the requirement to obtain clearance from the South Coast Air Quality Management District (Asbestos Hot Line at (909) 396-2336). Prior to the issuance of a Mutual Consent for Alterations, the appropriate City of Laguna Woods permit number(s) must be submitted to the Division office located in the Laguna Woods Village Community Center. The City permit must be finalized within the prescribed timeframe, and a copy of the final permit must be submitted to the Division within two weeks.
- 7. Prior to the issuance of a Mutual Consent for Alterations, if required, a Mutual Roof Alteration Notification ("Tie-In Form") must be submitted to the Division. All roof tie-ins must be performed by a C-39 Licensed Contractor. The Shareholder

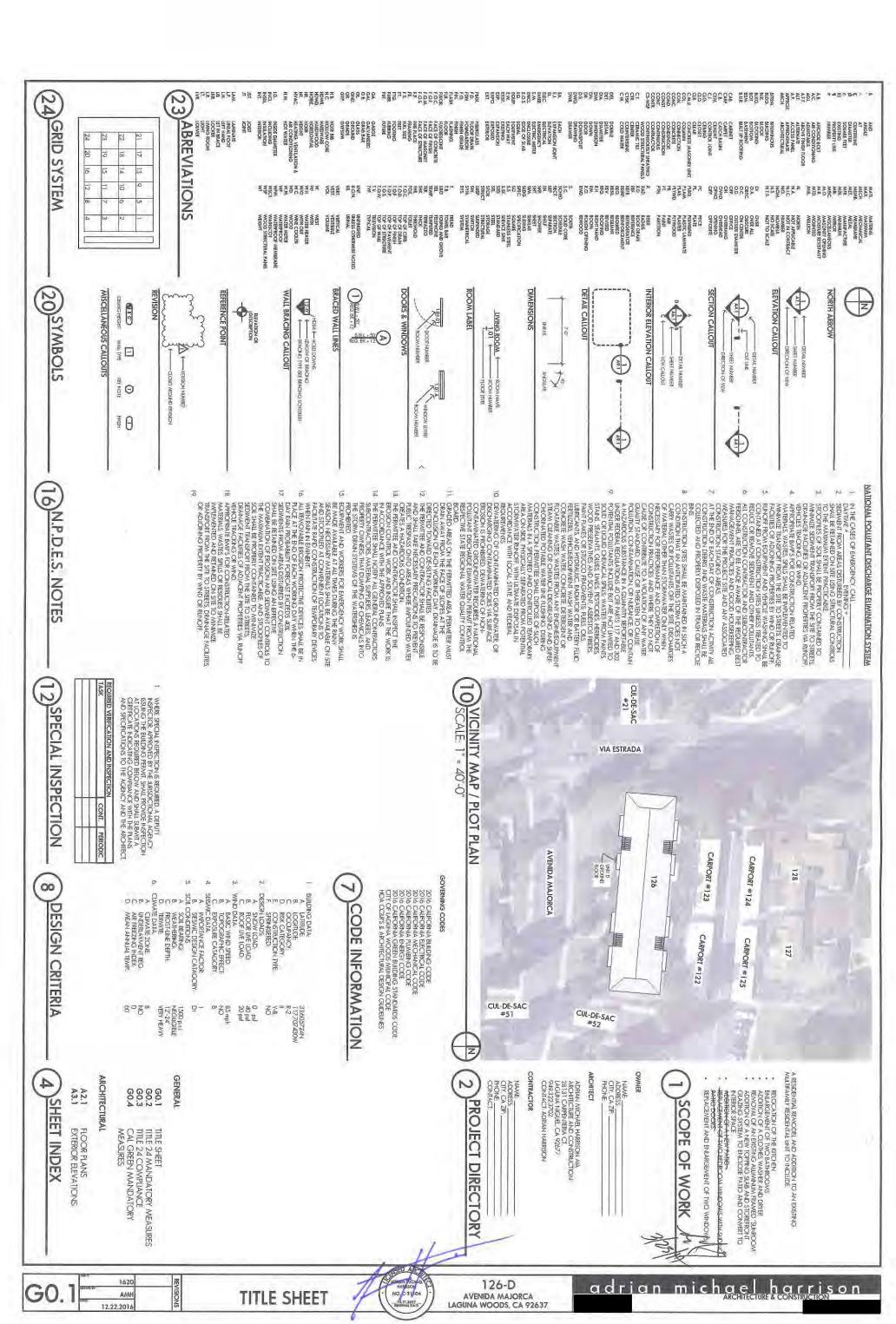
may hire a C-39 Licensed Contractor of his/her own choice to perform roof tie-ins for the installation of solar panels on all roof types except PVC Cool Roofs. For PVC Cool Roofs, regardless of the roof type, all tie-ins must be performed by the Mutual's roofing contractor at the Shareholder 's expense. All tie-ins may only be made to sound structural elements. Existing structural elements proposed to be tied to, which exhibit signs of dry rot or other structural defects, must be repaired at the Mutual's expense prior to installation.

- 8. Prior to the Issuance of a Mutual Consent for Alterations, the Shareholder shall request a Landscape Department inspection in order to assure all landscape, irrigation, and drainage modifications associated with the improvements are identified and completed by the Landscape Department at the expense of the Shareholder. All gutter drainage shall be directed away from structures, free standing walls, foundations, and pedestrian walkways.
- Prior to the Issuance of a Mutual Consent for Alterations, acoustical impacts shall be considered and will require noise reducing material such as sound dampening drywall on common walls of the alteration (such as QuietRock® drywall panels or similar approved products).
- 10. Prior to the issuance of a Mutual Consent for Alterations, any altered exterior surface should match the Building color; vinyl fence/gate will be either white or taupe, tubular steel or wrought iron fence/gate will be black or white; the approved colors and materials are identified as "United Laguna Woods Mutual Color Selections" at Resident Services, located at the Community Center first floor.
- 11. Shareholder hereby consents to and grants to the Mutual and the Division, and their representatives, a right of entry upon the Property at any time to be used to inspect the Property and the improvements thereon and for the Mutual and the Division, and their representatives and contractors to remedy any violation upon the Property, including, but not limited to, removing trash, removing any improvement installed without approval or modifying an improvement to bring the same into compliance with the terms of the approval.
- 12. Shareholder shall be responsible for all activity by contractors, subcontractors, material suppliers and their employees and agents and any others who perform work on the Property, including any violation of the Mutual's Governing Documents, including, but not limited to, traffic and parking violations, maintenance of a clean job site at all times, damage to Mutual property, and use of Mutual property for storage of equipment or materials without prior approval. Shareholder acknowledges and agrees that all such persons are his/her invitees. Shareholder shall be responsible for informing all his/her invitees of the Mutual's Rules and Regulations. Shareholder shall be liable for any violation of the Mutual's Governing Documents by any invitee, including any fine, assessment or other charge levied in connection therewith.
- Shareholder is responsible for following the gate clearance process (<a href="http://www.lagunawoodsvillage.com">http://www.lagunawoodsvillage.com</a>) in place to admit contractors and other invitees.
- 14. Shareholder's contractors and other invitees shall travel to and from the job site by the most direct route available and are not authorized to use Mutual

- recreational facilities or other amenities while they are in the Village for performance of work in connection with the Property.
- 15. Prior to the Issuance of a Mutual Consent for Alterations, the Shareholder shall post a Conformance Deposit in the amount of \$250 for all improvements exceeding a total of \$500. The Conformance Deposit will be held until both a Final Mutual Consent for Alterations and a Final City Building Permit Issuance if required, to assure no damages to Mutual property occurs during construction, including, but not limited to, internet/TV, landscaping, or exterior walls/roof.
- 16. The Conformance Deposit shall be held by the Mutual and applied, at the Mutual's sole discretion, to any fine levied against the Shareholder or the Property, to cover and/or recoup any costs whatsoever, including, but not limited to, administrative and legal costs, incurred by the Mutual or VMS, Inc., in connection with the Property, or to any unpaid charges or assessments on the Mutual's account for the Property. For example, the Mutual could apply all or a portion of the Conformance Deposit to cover the following: fines levied against any invitee of Shareholder; fines levied for construction violations; costs incurred by the Mutual in repairing damage to Mutual property caused by Shareholder 's contractor or other invitee; costs incurred by the Mutual in curing a violation on the Property; costs incurred in removing or altering an improvement upon the Property; or to an unpaid assessment, special assessment, late charge, interest or collection costs posted to the Mutual's account for the Property. The foregoing list is illustrative only and in no way represents the only situations where the Mutual could apply all or a portion of the Conformance Deposit.
- 17. If at any time the amount of the Conformance Deposit falls below 3/4ths of the amount originally required to be posted, Shareholder agrees to immediately deposit additional sums with the Mutual in an amount sufficient to return the Conformance Deposit to the originally required level. Until the Conformance Deposit is so replenished, an automatic stop work order shall be in effect.
- 18. Any remaining Conformance Deposit is refundable if the Shareholder notifies the Division, in writing, that the improvement(s) for which the Conformance Deposit was posted have been completed in accordance with the approval, and the Division agrees with the same. The Mutual will mail the unused portion of the Conformance Deposit, if any, to the Shareholder's address of record with the Mutual. Under no circumstances shall Shareholder be entitled to any interest on any portion of the Conformance Deposit. If no written request for return of a Conformance Deposit is made by Shareholder within two years from the date when the Conformance Deposit is posted with the Mutual, the Conformance Deposit will be deemed forfeited to the Mutual.
- 19. All improvements must be installed in accordance with the California State Building Code, and the published Mutual Architectural Alterations Standards, Policies and Guidelines. See http://www.lagunawoodsvillage.com.
- 20. During construction, work hours established by the Mutual and the Noise Ordinance set forth in the City of Laguna Woods Municipal Code must be adhered to at all times.
- 21. During construction, both the Mutual Consent for Alterations and the City Building Permit must be on display for public view at all times in a location approved by

the Division.

- 22. It is mandatory that no waste or materials associated with the construction be dumped in the Village trash bins; such waste or materials associated with the construction must be disposed of offsite by the contractor.
- 23. A dumpster is approved for placement at the location identified by Security Staff by calling 949-580-1400. All dumpsters must conform to the Policy for Temporary Containers. Dumpsters must be ordered from the approved City of Laguna Woods waste hauler and must be maintained at all times.
- 24. Dumpsters must be ordered from the approved City of Laguna Woods waste hauler and must be maintained at all times.
- 25. A portable bathroom is approved for placement at the location identified by Security Staff by calling 949-580-1400.
- 26. The Mutual Consent for Alterations expires six months after the date of approval, unless an application is submitted with fees and approved by the Division for an extension. Only one extension for a maximum of an additional six months may be granted.
- 27. Violations of the forgoing conditions or the Mutual's Governing Documents (See <a href="http://www.lagunawoodsvillage.com">http://www.lagunawoodsvillage.com</a>, including, but not limited to, unpaid assessments, work outside the approved plans, excessive noise, illegal dumping, or working after hours, will result in disciplinary action, which could result in a stop work notice, loss of privileges and/or severe fines to the Shareholder. Such fines left unpaid will result in forfeiture of a portion or all of the Conformance Deposit required above or other legal remedy.
- 28. Mutual Shareholder shall indemnify, defend and hold harmless United and its officers, directors, committee Shareholders and agents from and against any and all claims, demands, costs, fines, judgments, settlements and any other costs, expenses, amounts and liabilities arising from Mutual Shareholder's improvements and installation, construction, design and maintenance of same.



100	
17	N
香	2
100	3
5	-
D.	8
200	20
B	1073
B	10
100	20
8	W.
i i	0
1	2
2	Di
all le	25
10	10
S	2
N AL	20
Did	2
able	×
1710	3
8	93
utilal textilatings subject to the Energy Standarto must comply with all approachs needstony moss	2016 Low-Rise Residential Mandatory Weasures
mo:	6
65	100

110 5(8)1:	Air Leaflage. Manufactured farestration, exterior doors, and extenior gas accept must limit air teatage to 0.3 plants or less when fasted per NERC-(00 or ASTM E283 or AAMAWOMACSA 1016.52/A-40-2011.*
110.6(a)5	Labeling. Fengalation products must have a label moeting the requirements of § (0-11) (a).
110,6(b)	Field (abricated exterior down and fenestration products mentione und actar pain gain commont (SHSO) values from TABLES 119.6.4 and 110.6.9 for compliance and must be gaulted snater weatherstripped."
110.7	Air Leakage. All joints, penalrations, and offer openings in the building envelope that are potential courses of air leakage must be catalled, peakeled or weather stropped.
110,6(a):	Invulation Cartification by Manufacturors. Insulation specified or natistied must meet Standards for insulating Material.
110.8(0):	Insubation Requirements for Nexted Stab Floors. Heated said floors must be insulated per the requirements of § 110 8(g).
110,8(%	Rooding Products Solar Reflectance and Tharman Emillance. The bigned emilitaria and aged ader reflectance values of the reding material must note the vaculment to 0 \$ 110 big when he testillation of a cool not is specified on the CF IR.
110.800	RAHMAI Barrier, A radiant barrier must have an smillshop of 0.05 of less and be catified to the Depositment of Consumer Affairs.
150,0(e):	Orling and Refer Food Persolates, Minnium RC2 translation in record human certific or the encyclock energy Undersonation of exceed U.O.S. Minimum R-19 or encyclock energy Underson COS4 or less in a railier and elimination. Althe access dops much last is personated by edited of foulthers using allerious or rendering interesting in the last secures assist to a gravitation proper last in the present in the residency using allerious or rendering interesting. The abidis access assist to a gas-less to prevent the language installation must be invested in the contract of the secure as a secure of the contract of the contr
	to placing insulation either above or below the roof dock or on top of a drystell ceiling.
150,0(b):	Loose-IIII Insulation, Loose fit insulation must meet the manufacturer's required density for the labeled R-value.
150.0(e):	Well Installen, Winnum R-13 Installen in 3x4 finh scod framing well or have a Urbadox of 0.102 or less (R-19 n 3x6 or Urbadox of 0.102 or less (R-19 n 3x6 or Urbadox of 0.102 or less (R-19 n 3x6 or Urbadox of 0.102 or less (R-19 n 3x6 or Urbadox of 0.102 or less (R-19 n 3x6 or Urbadox of 0.102 or less (R-19 n 3x6 or Urbadox of 0.102 or less (R-19 n 3x6 or Urbadox of 0.102 or less (R-19 n 3x6 or Urbadox of 0.102 or less (R-19 n 3x6 or Urbadox of 0.102 or less (R-19 n 3x6 or Urbadox of 0.102 or less (R-19 n 3x6 or Urbadox of 0.102 or Urbadox of 0.102 or less (R-19 n 3x6 or Urbadox of 0.102 or Urbadox of 0.102 or Urbadox of 0.102 or less (R-19 n 3x6 or Urbadox of 0.102 or Urbadox
150.0(d)	Ratiand-Roor fraudation. Mivinum R-19 traulation in rated wood framed floor or 0.007 maximum U-laster."
150,0(0)	State Edige tesskation, State object transition must meet all of the foliating have a water obscription rate, for the ancientation must reset all of the foliating have a water object to great the state of the ancientation must retain a state of the contraction of the state of t
150.0(g)1.	Vapor Retailed, in Climate Zones 1-16. the earth floor of unvanied areal space must be covered with a Cleas Lor Cleas II vapor related. This resulteness also applied to a concluded with background and the space of the conclusion of of the concl
150.0(g)2:	Vapor Returder, in Climate Zones 14 and 16, or Class 1 or Class II vapor returder must be installed on the conditioned apose side of all imputation in all extends wells, vented attics, and unvented after a (the parmeable traulation).
(6)0.051	Femestasion Products. Femestasion, including skylights, seperating conditioned space from enconditioned space or outdoors must have a maximum U-fector of 0.56; or the weighted swarps U-fector of all femestasion rates and encod 0.56.
ireplaces, Deco	Ireplaces, Decorably Gas Appliances, and Gas Log Mansures;
150.0(e)1A:	Closable Deers. Majority or factory-built fireplaces must have a distable motel or glass door covering the online opening of the firebox.
150.0(e)1B:	Combustion intake, Metorny or lectory-built Troplaces must have a combustion outside oil shalfe, which is at least tox equate incline in area.  and is equipped with a readily exceesible, operable, and light-fathing dimper or combustion-air control devices."
150.0(e)1C;	Fixe Durper, Mesonry or featory-built freplaces must heve a flue damper with a readily accessible control."
150.0(e)2:	Pliot Light. Continuous burning plot lights and the use of indicor elefter cooling a linebox ledies, when the indoor aline vested to the outside of the building, and provided
page Condition	page Conditioning, Walar Hasting, and Flumbing System Massurers:
110.0-5 110.3:	Certification, Healing, verification and an oppolitioning (HVAC) equipment, water hosters, obspiretheads, leocate, and of other legislated appliances must be estified by the menufacturer to the Energy Commission.
110.2(a):	HVAC Efficiency. Equipment must meet the applicable efficiency requirements in TABLE (10.2-A through TABLE (10.2-K).
110.2(b)	Counsels for that Pinigs with Supplementary Electic Resistance Meister, Hest years with supplementary abording instance instance instance must be an expensive processor and the supplementary and the country of the supplementary and the country of the supplementary and the country of the supplementary beginning to the country of the supplementary beginning to the country of the c
110.2(c)	Thermortals. All unitary heating or cooling aretere not controlled by a central energy management control system (EMCS) must have a sebusch thermortal."
110.3(6)5	Water Houting Restruction 1.cogs Serving statisfie Diverling traits. Water houting projectation loops deriving multiple diverling units must make the whoma when, smallbury preparation, pump locations when, and secondary requirements of § 10.2555.
110,3(c)7	teolation Valves, the tentine gue water healers with an input rating greater than 5.8 HBTUrin (2 NV) must have tealation valves with house bibbs or other fillers on both cold water and hot water fearer of water tend facilities are blocked.
110.6	Phot Lights. Continuous) burning pilot lights are protection for natural gas: len-type contral furness; household cooking appliances (appli-
450 0/AH	andes woude an execute supper violete overschaft wit plan igt if an occasionate less into 1,000 and the financial best in the Spatial Beliffing Cooling and Meeting Loads. Hosting and/or occling baseds are satisfacted in accordance with ASHROE Hearbook, Equipment (Munica Arrifications Volume and Foreignentie Volume SNALAMA September Foreignent teamble) Service Service Arrival and Foreignentie Volume Arrival Service Arrival Service SNALAMA September Foreignent teamble).
150 U(n)1	VOLUME, ADDITIONAL VOLUME, and hundername volume, Village IVA Residence Contact System installation Standard Name of ACCA

		1	Ú	s 150 0/m/s Gravity Vandlation Daminer Gravity ventile	§ 160 0(m)7: Backdea't Dampers. All fon systems that our eutomotic dempers.	§ 150.0(m)3 Field-Fabriceted Duct Systems. Field-febrioated duct systems must con- mustize, sestents, and other requirements specified for duct construction	Fractory-Esticated Died Systems: Fractory-Esticated characteristics and fractions and final compactions and sharpers; joint and season of duct patents and final compactions and indicate the patents and draw based on anything and in market and draw based on the patents and the patents.	CIBC Complainers. All air-derivolution systems of self-oriented that self-oriented the self-oriented that se	§ 110.8(d)3: Dueta: Irradiation installed on an existing spe- contractor installs the insulation, the confractor	Duch and Fans Mensures:	§ 150.0(d)3: Solar Water-hesting Systems, Solar water-heating systems and collectors must be Corporation (SRCC) or by a liating entirely that is approved by the Executive Oriender.	§ 150.0(n)2 Recirculating Loops, Recirculating loops se	Gee of Propine Systems, Systems Systems along to  120V electrical recepbale within 3 feet of the  Learning of the Committee of the  Learning of the Committee of the Committee of the  Learning of the Committee of the  Learning of the Committee of the  Learning o	§ 150.0()3E: Insulation Protection, haulation covering of Class I or Class II yapor retaider.	insufation Protection, insufation exposed to § 156 util)3A aluminum, shoot malal, patritor benvar, or pli cause degradation of the malaris!	3 150 d()3: Insulation Protection, Insulation must be pro-	§ 150.00/2C: Watsi pliping and cooling system line insu- piping for steam and hydronic heating system	The state of the s
Fortion,** Patiestand local Systems, Prison, Jahrisand sold prison med cores) with applicable in qualquent to did not continue to considere, med clause; judge and some of the sold and sold prison of the continue of the con	Scholand dels rylantes mail ocroply with populativ professionant in distinguishes for distinguishes del dels continues del del destinate del mails (ed del profession sold per del mails (ed del profession sold per dels dels del del del per dels dels del del del per dels dels del	Securid det sylvens met oranjo, vil di populati, noti immente for det calmente (old.)  det i pjeken auf la lei oranjomente mutt od for anade alt delt boch reduce alternise (old.)  det i pjeken auf farin bezde  sich orde sylvens met comply with opplicable requirements for primare premisitive types, delt for delt oranjobelism  sich oranjobelism i de confollered species met the behalfing mutt have brouding to the produce of the behalfing mutt have brouding to the produce of the confollered species and the produce of the behalfing mutt have brouding to consolide.  It also prime to mention confollered species met behalf of the behalfing to consolide.  The confollered survey) confollered species to delt et al opposition and deleted shelf vicinity and the species of the confollered species and deleted shelf vicinity and the species of the confollered species and deleted shelf vicinity and the species of the confollered species and deleted shelf vicinity and the species of the confollered species and deleted shelf vicinity and the state of produce and the species of the confollered species and the species of the confollered species and the species of the confollered species and the species of the species and the species and the species of the species and the species and the species of the species and the speci	Schooled des yelmen met comply with applicable registeries the des continuation, fabil pipelines and their components must not be analysis with both robb and minimize (stud- et) mustle and dies beday.  If mustle and dies beday the population of the population of the property to a pro- tinuation of the population of	Schools des yelmen met comply with applicable regularments for dust construction, if also ippliese and faith components must not be assisted with clash bod violate adminishment for with must be and direct body.  The property of the prop	Sociated duct systems must comply with applicable requirements for class construction. Color spatement and finit components must red to essaled with class became and missive dict with mustic start draws became and the construction of the construction of the construction of the and color spatement county with applicable requirements for plurase as simplifyer tapers, soled for class constitutions.	iaincaled dust systems must comply with applicable regulaments for dust construction, of dust systems and final components must not 6e seabed with cloth back rubbar estimative dust with mastic and drew bands.		CILIC Complantes. All disclarations system decis and plannine multiple included, sanded, and familiated to privat the equipments of CICID (SEC) and CICID (SEC	Ducta: Insulation installed on an existing space-considering duct must comply with § 604.0 of the California Michanical Code (CNC), if a occuractor installed the insulation, the conteactor must perify to the outstance, in eming, that the insulation meets this requirement.		Solar Water-hesting Systems, Solar water-healing systems and collectors must be cardiald and tolid by the Solar Pating and Cardination Corporation (SRCC) or by a tiating eightly that is approved by the Executive Oriector.	Restrictioning Loops. Recircioning loops serving multiple disching units must mast the tequirements of § 110.3(c)5.	de de Propies 89 (views, Systems uning gara in propie to eath tradact to extra môndade devolleng chiến moter include and of the clicusory as 120°V understall encephate with of best of the clicusory as 120°V understall encephate with of best of the click reducing child and the click reducing the cl	Insulation Protection, heuleton consum at filed water plying and refigurant auction plying localed autors the conditioned space must have a Class for Class II yapor relater,	invalidoe Protecteri, insulatoro esposet it westher must be installed with sover sullable for existor service. For example, protected by etumbum, abeat malat, publised behavo, or plantic covar. The objet insulable visiter insuralm and provide atheiding from order rediation that conserved expression of the material.	Insulation Protection, insulation must be protected from damage, including that due to surligiful moleture, equipment maintenance, and werd	Water lightig and cooling system fine finatistion. Pipe for cooling system their must be invalued as specified in § 150 060A. Distribution bigging for assement in the first provide resulting systems or bot violar systems must meet the requirements in TABLE 120 3.A."	

I illumentaria de desenvoles esta even pareja outros concurrente desta encarrience a concentra ou es securios (no outros os ony
Dries, installed air obndisoner and heat pump systeme must be equipped with liquid tins tiller often if required, so specified by
It finalished. Unfined hat water lanks, such as storage tanks and backup Attings tanks for rolar water banks waters, must have all malishes or P-16 internal legulation where the Internal Installation R-yaking it indicated on the executor of this tank.
g and cassing system film in includent it of consents rule when paying whitely builds or orbunest, oil of the standary must according the transportance of the standard product of the standard product on the energy level, and polytal when the color of the day from or they rule play and polytal when a dominate local white transportance play and polytal produce and polytal product of the standard produced with a dominate local white transportance play rule play of semantar; the playing above the play and the play assemble to a forminate the playing product of the building account to a forminate that color the playing a standard play and the playing a standard play and the playing
g and cooling system line healeticm. All domestic hat water pipes that are buried below grade must be included in a water proof a trable costing or slawye.
uy and dooding ayalam fine heutation. Pipe for cooling system lines must be insulated as specified in § 150 0()(2A. Distribution sem and hydronic heating systems or hat water systems must mast the registroperite in TABLE 120 3-A.
Protection, Insulation must be protected from damage, including that the to surfight, moreture, equipment maintenance, and wind, Protection, lineutation exposed to westhar must be tristabled with a cover suitable for entition environ. For example, protected by
was the public development of the course manuscript and the manuscript public development public development of the course manuscript public development o
Protection, insulation coreting atilled water piping and ratigation suction piping located outside the conditioned spece must have a lass it rappor retainder.
year 8 Yelaens, Syelaens unleng bas or prospere entait heuture to exven individual chooling units must indust a licit give foliousing a authrepoliteut within 3 lent of the versient vallengen ill of V. Wally ore 1 jape 8 versi with straight per betirent the catalytic and the special vallent individual heurist in basels or conference level with the various their of catalytic left the based of the r and althost instead direction without home basistance and a gas repoly the view a capacity of an leust 200,000 Elaint.
chersing Systems. Solar valor-hassing aptirings and collector must be conflicted and place by the Solar Patring and Cambination (SSCC) as an Auding matter that is approved by the Calculus Depoter.
iden invisited on an oxisting space-scralitaring doot must comply with § 604 0 of the California Mechanical Coda (CMC). If a statist the insulation, the confector must partity to the customer, in which, that the insulation means this requirement.
Bases, All Sichribidition system data and plenimum metal its infession, a select and insulend to ment the explanation of OAIC (20, 20, 20, 20, 40, 40, 50, 50 and 50 distinct, hereign and the control of the details belief and Finders of OAIC (20, 20, 20, 20, 20, 20, 20, 20, 20, 20,
indicated Dard Systems, Feology adviscloud ded systems mad comply with applicable my deservate for dat postuments, and deservate provided the contract of the complex of the complex provided the contract of the complex of the complex provided the contract provided the contract of the complex of the complex provided the contract p
using, and oney requirements optionably for both continuouses.  All for systems that containings aid between the conditioned space and the outside of the building must have broadfull or impers.
Ultida Demyer C desily verdicitel gyears a principal expeditional space and these either automatic at exacily assemble, mitted absention and appared to the outside conscious consistent parts of could be a present and elegated either develop- ing the consistent must be proceed from damage, beduffing table due to a refly it, entains, experient multicineurs and for express to bearble must be actually for addition entails, for consequent production and experient appared parts and consistent to white must be actually for addition entails for consisting that it was interestinated product artifacting from Conflicts from insulation trust to protective as expect prepared with a consisting that it was interestinated product artifacting from Conflicts from insulation trust to protective as expect prepared and actually a consistent production and consistent productions.
er Core Elea Duck Procus inner core fins, duct must have a non-persual fayer believen the literat cote and outer vapor busins.  In Selling and Lakkaya Teal, White speec conditioning greatmy take forced as must systems to explyin conditional are bus most selling and call takkaya Teal. White speec conditioning pressure take forced as must respect to the process.
<ol> <li>Meditalise plantes increasely of to accordance apreciation of complete (6 legislated through a transit or Meditalise plantes the step of the forested apreciations) in overall of feet in legislated through a transit composets, course exposure records, must be provided with all lear derival that must be dissipp, included in discourse, by and disability publications of \$10.0 legislate.</li> </ol>

2016 Low-Rise Residential Mandatory Measures Summary
Interior Stylictions and Controls. In builtroams, genegas leurchy rooms, and utility rooms, at least one turnheire in each of teress spaces must be controlled by a variancy earnest
Interior Switches and Costrols. Diminera of vecarray sensors must control eff tempesias required to have light educas complent with Reference Joint Appendis, JAB, except temperate in closeds less than 76 course feet and tempesias in hallways."
Interior Switches and Controls. Underestand lighting must be switched separately from other lighting systems.
Residentió Ondere Llyding fer el elle feetly residentió volates codere ligiting symments maured to a residentió tolota, or la absentio publicación promisent production and tolota con la absentió per el elle production de la contraction de la residentia tolota, or la absentió per la estación per la elle production de la elle production de la residentia del re
Residential Outdoor Lighting. For love responsible may reacherinal buildings, audoor lighting for private pallots, entrances, balassinas, was purerias, and outdoor lighting for residented parking loss and endournilla export with less, them algot vertices per nile must comply with referred to 150 (0),50.4 which the supplicated approximation and 151 (1).  White 3 (50 (6),50.4 which the supplicated approximage that lags 1105, 3.00.4, 1.02, 3.00.4, 4.02, 2.00.4 (4).0
Residential Outdoor Lighting. For low-size residentiel buildings with four or more dwaling units, outdoor lighting not regulated by \$150,0\text{(N)3B or \$1,150,0\text{(N)3B} trust compty with the applicable requirements in \$6,110,9,130,0,130,2,130,4,140,7 and 141,0.
Residential Outdoor Lighting, Outdoor lighting for recidential parking lots and residential corports with a tablet highling more vehicles per eller must correct with its explicable resultenance in \$6,100, 150.2, 130.4, 140.7, and 1410.
Internally Hitenihaded address algans, internally Humbrated address signs much compty with § 140.8; or much consume no more than 5 watte of proper as determined apposition to \$ 150.0(c).
Residential Garages for Eight or More Vehiclos. Lighting for residential petiting garages for eight or more vehicles must comply with the
that for Common Asset of Loss-Fre Malk-Emily Residential Buildings. In a loss-tax multismity maidential building vinate the total hashot common area in entire building attack 20 percent of less of the book reas, permanently institud alphing for the buildin common enses in this building multis in high effects with primare and common enses in this building multis in high effects without with primare of contributed or no exquente seriors.
ituatior Comercia Asse of Lovertes Mulif-Enaity Residentis Buildings. In it benime multisimply medicine folloging which the literior common sizes an adjudy feedbook speaker was more 20 specied of the own was promptly shadiled globing in the building must.  Locamby with the applicable requirement in §§ 1929, 1930, 1931, 1436 and 1410, and  Literior with explorable may be applicated by the species of the species of any other species of the
Solar Ready Buildings:
Single Family Rendences. Single Imaly problemes located in exclusions with an or more single family rendences and where the explication (as instally adjustment page for the continuous has been desired complete by the ordercoment agroup must comply with the renderment of \$1.10.00 (hours) \$1.10.00.
Low-rise Multi-family Buildings. Low-rise multi-family buildings must comply with the requirements of § 110.10(b) evough § 110.10(d).
ididimum Ara. The polizazione residente a binimum balli asi and decaded belon. This oblizazione musi comply with sociones politicini, estoria produce. The contract of the con
Orbindullon. All sections of the exist zone located on starge-disped roofs must be oriented between 110 degrees and 270 degrees of interneth
Slaving. The solar zone must not contain any obstructions, including but not limited to write, chimneys, excitedural features, and roof mounted equipment."
Mething. Any distinction bounded on the root or any other part of the building that projects show a solar cown must be incomed all least these bed distinct, intersured in the incomed plane, of the height difference between that highest post of the obstruction and the instruction projection of the incomes post of the distinction of the income of the i
Structural Design Loads on Construction Documents. For great of the roof designated as soler zone, the structural design basis for confident that dead and mad five load mutat be clearly indicated on the construction deadments.
historientados Patiente. The postantes de comercia must indicate a basición for insutera and metenta papiament and a publicaj for acaray di condict from the ación zone to tes ponde documente must indicate a basición antes principal de pagia must indicate a basición antes principal de pagia must indicate pagia por la companya de condicto antes principal de pagia de la musta contra pagia pagia musta produce pagia
Documentation. A copy of the construction documents or a comparable obcurrent indicating the information from § 110,10(b) through § 110,10(c) must be provided to the occupent.
Main Electrical Service Penel. The main electrical service panel must have a minimum busher rating of 200 amps.

Bibliding Enwiops Massauri.

5106(6)1

Linkshaps Manipur Cooler multivos audelmost post doors mail fertil britainings to 0.3 defirit of that when inducin post (HEA) (200 A STUE) (2015 A AMAMAMANICA A 1015 A Babirmost) in responsibility of the street inducing the multivost (HEA) (1015) (20

2016 Low-Rise Residential Mandatory Measures Summary

§ 150.0(k)2l;	\$ 150.000214	1 150 0(II)2G	\$ 1500 (K)ZF:	§ 150.0(K)2E:	§ 150.0(k)ZD:	§ 150.0(t)2C:	150.0(k)2B	§ 150,0(k)2A:	§ 150.0(k)1±1	g 150,0(k)1G.	9 150.0(N)TE	\$150.0(())E	§ 150,0(())1D.	9 (50,0(6)10)	\$750.0(k)iB:	§ (50.0(k))A:	(e)8.014 §	§ 110.9:	Lighting Measures:	§ 150.0(p)	\$110.5:	§ 110.4(b)3:	§ 110.4(b)2:	\$ 110.4(b))	§ 110.4(a):	Pool and Spa S	§ 150.0(o)1A:	§150.0(a)	§ 150,0(m)13:	<b>(2)</b>
provides the functionality of a dimmet according to § 110.9, and complete with all other applicable regularization of § 150.0 (x)?	Gloving il fundione un a vounney sensor scording to § 190.5; the installation Certificate requirements of § 190.4; the EMCS requirements of § 190.4; the EMCS requirements of § 190.6; the control of	(worklow as a distrinst according to § 190.9 mode); the finabilities Confliction orbital emphatronia of § 10.9, in mode the ENCS requirements of § 13.04, in mode the ENCS requirements of § 13.05(1), and mode all other requirements in § 15.05(1)).2  Inside Confliction and Conflict, in ENCS case is a recently with versions revolve ments in § 15.05(1) and inside all other conflictions.	Interior Switches and Controls. Lighting controls must comply with the applicable requirements of § 110.9.  Mantor Switches and Controls. An energy transparanced control training tracks and training and training and training tracks are the second of the	Inletfor Switchies and Centrols. Yo configure to bytese a dimmer of Veterroy served function if the control is inabilied to comply with § 150 (Mg).	Interior Symbles and Controls. Controls and equipment must be healiled in accordance with municipalizer's instructions.	Interior Switches and Controls. Luminares must be aveiched with readly expressible controls that parmit the luminotines to be monutally earliering ON and OFF.	Interior Switches and Controls. Exhesis lians must be switched separately from lighting systems.	Interior Switches and Controls. At lornard phase out dimmers used with LED light sources must comply with NEIM SSL 7A.	Enclosed Luminaires, Light sources installed in anclosed furnisaires must be JAS compliant and must be marked with "JAS-2016-E."	Serus based kunladires, Sores posed imminises must not be received decent/gold tensiones in cells par extensio contrib larges test comply with Reviewno John Apparatis, Arib. Insulado Bampa must be metat atti "LAS-2016" or "LAS-2016" as epocifical in Reliemnos John Apparatis, Arib. Insulado Bampa must be metat atti "LAS-2016" or "LAS-201	Lighting Integral to Exhaust Ferra. Lighting integral to wishoust fans (except) when similated by the manufacturer in Machan exhaust hoods) must meet the applicable requirements of § 150.0(b).	Right Lights. Premandish knotides digit lights and right lights inlegate to notified furnitatives or exclusif two map the relation consume no more than 6 visits of power per furnitative or exclusive forms and the continued or executions with § 190.0(c). High lights do not need to be continued by visitable standard seasons.	Electronic Ballasta. Bellasta for fluorescent lamps relect 13 walts or granter must be electronic and must have an output frequency no less than 20 kHz.	Reposed Dewnlight Liministre in Callings: Luministre recorded the callings must need at of the repairment for installing contract (IC) including all releasing callings; such any calling the calling callings of the callings callings; such any callings are called the callings of the callings callings and callings callings are called by facility of the callings of th	Blank Enchold Booss. The number of electrical bouse that are more than 5 held above the findhed four and do not contain a fundament or uther fewirish must be no greated than the number of bedrooms. These electrical board must be saved by a different yearson manifel, the few product control.	Luminatine Efficacy, All installed uministras must be high efficacy in accordance with TABLE 150.0-A.	JAB High Efficacy Light Sources, To qualify as a JAB high efficacy light occups for complants with § 150 0(k), a residential light source muct. be conflicted to the Energy Commission eccording to Reference South Appendix JAB.	Lighting Controls and Components. All lighting control devices and systems, ballests, and limitisses mast most the applicable requirements of § 110.6.*		Pool Dystams and Equipment Installation, Residential good systems or equipment must meet the specified requirements for pump atting flow must picking, filters, and valvess?	Pilot Light. Heitzel gas pool and spa heaters must not have a continuously burning pilot light.	Directional in lets and time systiches for pools. Pools must have directional miss that adoptionally mix the good water, and a time switch suit will allow all purpose to be set or a communication turn only during off-book educate denominal periods.	Covers. Outdoor pools or suas that turns a heat pump or goo heater must have a nover.	resource money.  Piping, Any pool or specified equipment med the installed with all least 35 inches of pipe between the filter and the heater, or destroyed.	Certification by Manufactures. Any pool or spa bening system or sylpposed must be established to leave of the Dobbarky's Hermal officeoxy that conspicious his found sylphones. Ethicatly explainters are not entirely market spatials of the insert field silvent butting of the house without edposing the housement and my a parameter weatherspeed place or card with operating airpractions; and must not be advected and only a parameter weatherspeed place or card with operating airpractions; and must not be advected.	Pool and Spa Systems and Equipment Meanures:	Field Verification and Disgnortin Testing. Whole-building vertilities in their must be on firmed through field verification and disgnorate testing, in accordance with Reference Residential Appendix R437.	Venditaden for Indoor, AM Chaliffy, All dividing unkin must meet the requirements of ASHPAE Sendard 62; 2; Nellies window operation per californium operation of comment from will forced all yellam air framibur taxed in contration histoprated venditation epidemin can particulate methodo of providing whose building retriations.	Dad System Stateg and Air Flair Galled Stateg, System consisting systems that uso broad and clot to supply confidence of the general result from a body state of the system of the syste	2016 Low-Rise Residential Mandatory Measures Summary

AMH

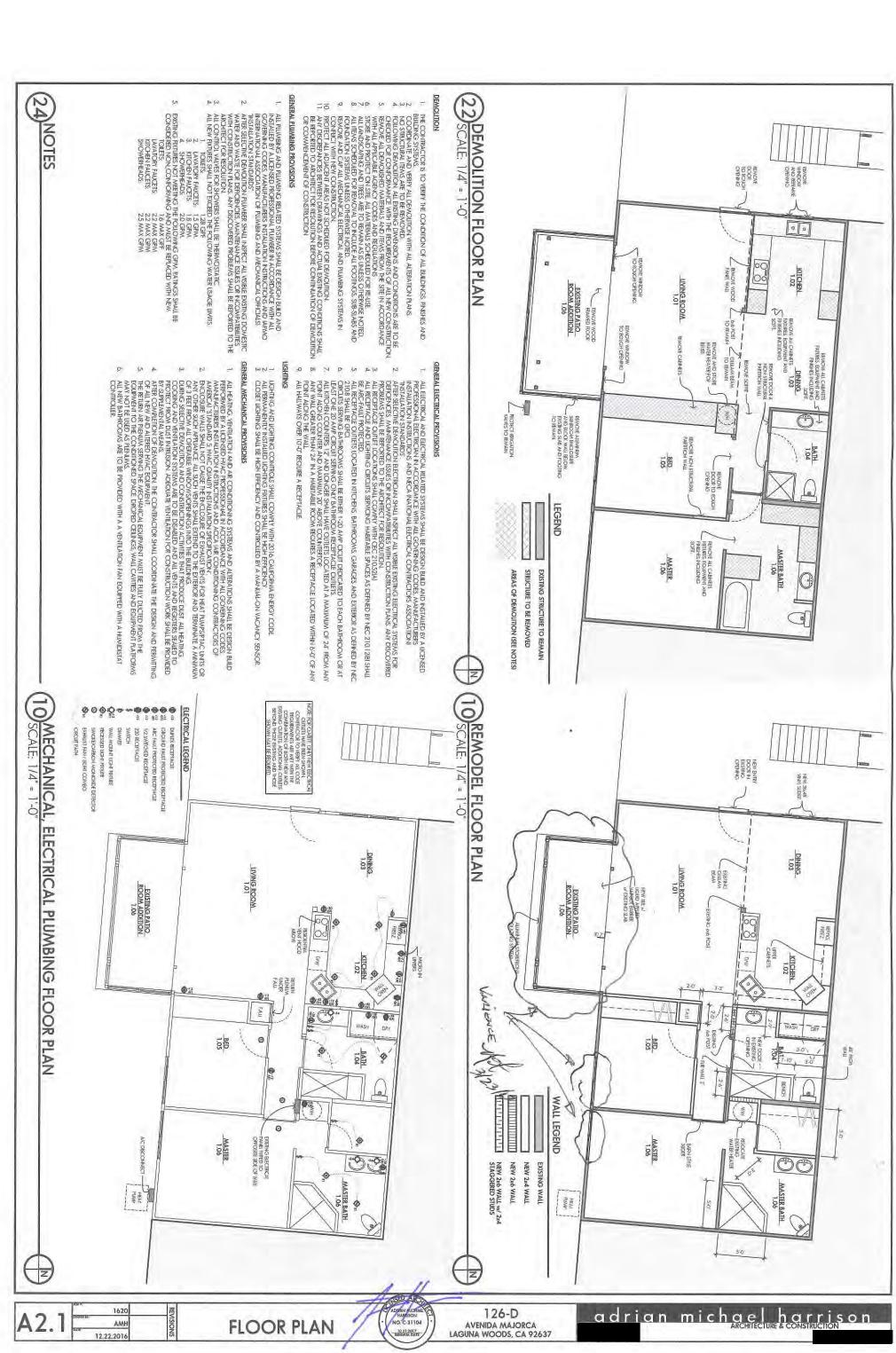
TITLE 24
MANDATORY MEASURES

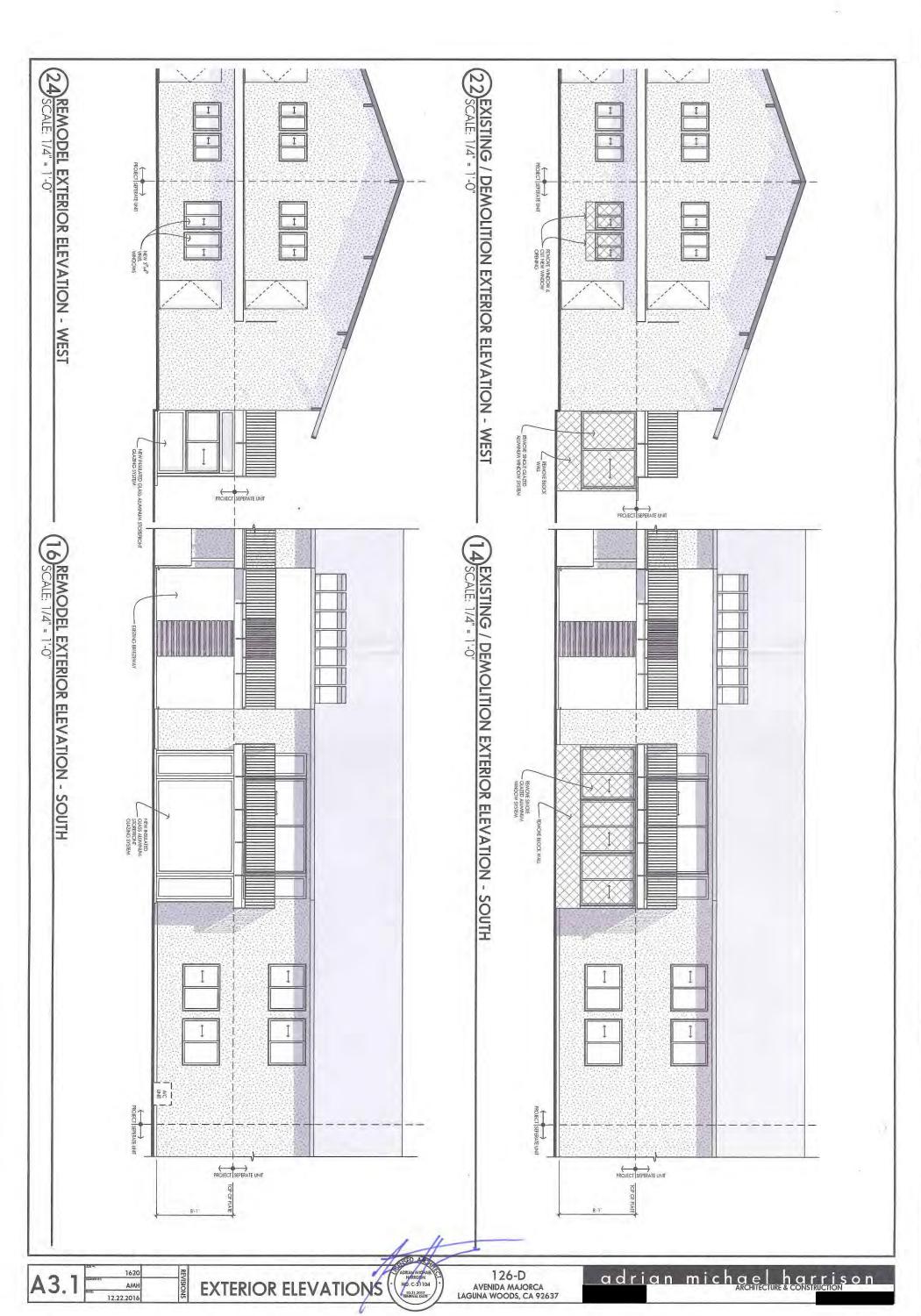


AVENIDA MAJORCA LAGUNA WOODS, CA 92637

				Prescription Relational Alternations That bo Hot Require HEIS Field Verification   Prescription Relations Relational Alternations That bo Hot Require HEIS Field Verification   Prescription Relations Relational Relations (Prescription Relations Relations)   Property of A	rification Ottronosciones
A.82677 Resident to the Energy Standards, and a 2016 finatent Longitude.	Comparison   Com	Do Not Require HERS Field Verification  CHRANTO  Guidesea Nassor Countypol  GERANTO  GUIDESEA Nassor Countypol  GERANTO  Fage 4 of  Fage 4 of  Face of County Nassor (County Nassor)  Face Action  Face	All Col-Completive   All control on That Do Not Require HERS Field Verification	Gall   Gall	è
G0.3	theretified on this Coulificate of Compiliance (responsible to provide an allocate of Compiliance (responsible to provide an allocate of Compiliance (responsible to provide an allocate of the allocate of th	J.	Delignment of the steep records of the steep record	10   11   11   11   11   11   11   11	CF1R-ALT-05-E Page 2 of 4

4.201.1 & 5.201.1	D <sub>cumovi4</sub> D E	4.105.4.2.5	4.106.4.2.4	4,106,4,2.3 continued	4,106.4.2.3	4.105.4.2.2	4.105.4.2.1	4.106.4.2	4,106.4.1.1 4,106.4.1.3 4,106.4.1.4 4,106.4.1.1	4.106.4	301.2 4.106.2	701.3.1 	SECTION STREET
Energy efficiency requirements for low-rise residential (Section 4.20.1.1) and high- rise residential heleis/motels (Section 5.201.1) are now in both residential and nonresidential chapters of CALGreen.  Standards for residential buildings do not require compliance with resident of minimum energy afficiency beyond those required by the 2016 California Energy Code.	Website: <u>Mitor/lawar.dot.ce.apu/houlantos/poterti.8-11.odf</u> 2. See Vehicle Gode Section 22511 for EV changing papers signage in off-perking isolities and for use of EV changing speces.  3. The Covernor's Cifece of Planning and Research (OPR) published a "Zero-Emission Vehicle Community Readiness Guidabook which provides helpful information for Jose poverments; residentis and businesses.  Website: http://pur.ce.aport/bros/ZEV_Guidabook.pdf	The service panal or subpansi diculi directory shall dentify the overcurrent protective device panal or subpansi directory shall dentify the overcurrent protective device passet(s) reserved for future EV changing purposes as "EV CAPABLE" in accordance with the California Electrical Code.  Notes:  1. The California Department of Transportation adopts and publishes the "California Manual on Uniform Traffic Control Devices (California MUTCD)" to provide uniform standards and specifications for all official fraffic control devices in California. Zero Emission Vehicle Signs and Pevement Markings can be found in the New Policies & Directives Munter 12-01.	provide information of ampletage of nature Exist, releasely neurolicity, wiring scheminates and electrical load calculations to verify electrical princil service capacity and electrical system, including any or-site distribution transformer(s), have sufficient capacity to simultaneously charge at Exist, so at all required EV spaces at full rated amperage of the EVSE.  Plant design shall be based upon a 40-ampere minimum branch circuit.  Raceways and related components planned to be installed undiaground, enclosed, inaccessible or in compealed dress and spaces shall be installed at the time of original construction.	Observation panel and/or subprinel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and specialy reserved to permit installation of a branch circuit soft specialy reserved to permit installation of a branch circuit overprinent projective device.  Multiple EV spaces required:  Construction of fourm EV spaces and EV chargers. Construction point and proposed to callion of fourm EV spaces and EV chargers. Construction documents shall include mexicus processing the construction of courments shall include mexicus processing the construction obsuments shall include mexicus processing the construction obsuments shall be considered in formation on processing of future EVSTs conserved methods within a charge of the construction of the c	In the increase secretary depose or accommodating a content of the	EV spaces shall be designed to comply with his following:  1. The minimum length of each EV space shall be 18 feet.  2. The minimum with of each EV space shall be 18 feet.  2. The minimum with of each EV space shall be 18 feet.  2. The minimum with of each EV space shall be 6 feet.  2. One in every 25 EV spaces, but not less than 1, shall also have an 8-foot wide minimum with of the EV spaces is 12 feet.  3. One in every 25 EV spaces, but not less than 1, shall also have an 8-foot wide minimum without of the EV spaces is 12 feet.  3. Surface slope for this EV space and aside shall not exceed 1 unit vertical in 48 units horizontal (2,083/4,540pl in any direction.  3. Single EV space required.	least i EV spore shall be located in common use areas and available for use by all residents.  When EV chargers are installed EV spaces required by Section 4.105.4.2.2, tem 3, shall comply with a least 1 of the following portions:  The EV space shall be focated adjacent to an accessible parking space meeting the requirements Building Code, Chapter 11A, to allow use of the California Building Code, Chapter 11A, to allow use of the EV space shall be located on a eccessible provide to the building, as defined in the California Building Code, Chapter 2.	3% of the total number of parking spaces provided for all types of parking facilities, but in no case less than one, shall be electric valvide changing spaces (EV spaces) chapsing of supporting future EVEC. Challadillost for the number of EV spaces shall be rounded up to the nearest whole number. Burdles of EV spaces shall be rounded up to the nearest whole number in EV house. Construction documents are intended to domonstrate the project's capability and capability for facilitating future EV changing. There is no requirement for EV spaces to be constructed or wealiable fund less of Changing are far intelled for use. EV changing are familiated to domonstrate the project of the constructed or wealiable for the changing are familiated for use. Constructed or wealiable fund less than the familiated for use.	cabinet, tox or other enclosure in close proximity to the proposed location of an EV charger.  Receiving are required to be continuous at enclosed, inaccessible or concealed areas and spaces.  Service panel and/or subpanel shall provide expectly to initial a 40-ampere minimum dedicated branch circuit and space(s) reserved to parmit installation of a branch circuit construent protective device. Service panel or subpanel circuit and space(s) reserved to return the construent protective device. Service panel or subpanel circuit directory shall identify the overcurrent protective devices space(s) reserved for future EV charging as "EV CAPABLE."  EV charging as "EV CAPABLE."  EV devices to subpanel shall device space(s) reserved for future to the promanently and visibly marked as "EV CAPABLE."  EV devices to subpanel shall device shall be permanently and visibly marked as "EV CAPABLE."  EV devices to subpanel shall be permanently and visibly marked as "EV CAPABLE."	Comply with Socilor 4.105.4.1 and 4.106.4.2 for future installation and use of EV bragies. Electric vehicle supply equipment (EV/SE) shall be installed in accordance with the Electric vehicle supply equipment (EV/SE) shall be installed in accordance with the California Electrical Code, Article 92.5.  Exceptions on a case-by-scase basis as determined by the Local Enforcing Agency; 1. Where there is no commercial power supply.  Verification that meeting equipments will aller the local utility infrastructure design requirements on the utility side of the meter increasing costs to the homeoperanticeveloper by more than 450.00 per development until.  EV charging: 1-8.2-family dwellingsflownhouses with attached private garages install root be less than trade size 1 (normal) 1-inch naide alameter).  Raceway shall not be less than trade size 1 (normal) 1-inch naide alameter) a sised.	Tepensement of independent pounterly sources.  Loo-rise and high-rise buildings  Barnets identify provisions appyling to two-rise only LR3 or high-rise only [HR].  Storm water definings and retained using construction  Projects which disturb less than 1 acre of soil and as not part of a larger common plan  of development shall manage storm water definings of suntry construction.  Ordevelopment shall manage storm water definings of suntry construction.  Construction plans shall indicate how the site grading of definings system will manage all surface water flows to keep water from entering buildings. Exception for additions  and attentions which do not allow the existing definings paths.	Applies to ALL newly constructed residential buildings; low-rise, high-rise, and hotels/notels.  Additions and attentions  Additions and attentions  Additions and attentions  Additions and attentions  Applies to additions or alterations or residential buildings where the addition or alteration increases the building's conditioned area, volume, or size.  Requirements only apply within the specific area of the addition or alteration.  Note directs code assets to Cylif Code Section 1011.1 at sets, regarding	RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2017 2016 CALGREEN CODE REQUIREMENTS
	4.504.2.2	4.504.2.1		4,504,1	4.503,1	4,410.2	4.408.4.1	4.408.3	4.408.1 continued 4.408.2	4.405.1 1.001.5 TRIPLE 4.405.1	4.304.1	4.303.2	4.303.1
	Architectural paints and coatings that coatings and coatings.  Architectural paints and coatings that comply with VOC limits in Table 1 of the Air Resources Board Architectural Suggested Compro Measure, as shown in Table 4.004.3, unless more stringant local limits apply.  The VOC content limit for coatings that do not meet the definitions for the specialty coatings categorists stated in Table 4.004.3 shall be determined by classifying the coatings categorists stated in Table 4.004.3 shall be determined by classifying the coating scales of the Coating as Flat. Nortlat, or Nortlat-High classes coating, based on its gloss, as defined in subsections 4.21, 4.30, and 4.37, of the 2007 California Air Resources Board, in subsections 4.21, 4.30, and 4.37, of the 2007 California Air Resources Board, or Suggested Coatrol Measure, and the corresponding Flat, Nortlat, or Nortlat-High Gross VOC limit. In Table 4.04,3 a small apply.	comply with Rule 1 tos prohibition on the use of certain toxic compounds (chiroform, ellipsine actionida, mathylate actionida, perchiproflyates and trichloroanlylates), except for searces) products as specified in Subsection 2 below. Across admissiones, and smaller unit sizes of admissives, and sealant or cautiling compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 public ourses) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of the California Code of Regulations (CCR), Title 17, commencing with Section 94507.	Or water, outs and debts entering the system may be used.  Afficiency, sealants and cauths.  The project shall report the engineering of the following shall report the engineering of the following primers, afficiency afficient air pollution or and quality.  1. Addressives, afficiency with focal or regional air pollution control or air quality and cauths shall comply with total or regional air pollution control or air quality manipulants of shall control the shall comply with sould or general shall control to the shall control to the shall control the shall control to the shall control the shall control to the shall control to the shall control the shall control to the shall control t	Protection during construction  At the time of rough installation, during storage on the construction  At the time of rough installation, during storage on the construction site and until final startup of the healing, cooling and verificating equipment, all duct and other realed air inside and distribution compressed openings shall be covered. Tape, pastic, steelinetal or other methods accorpiable to the enforcing agency to reduce the amount	Any Installed gas fraplace shall be a direct-vent sealed-combustion type. Any installed gas fraplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Patromnroe Standards (NSPS) antission infraits as popicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves,	Recycling by occupants  Where 5 or more multifamily dwelling by occupants  Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) hat serves all buildings on the site and is identified for the depositing, storage and collection of non-hazardous materials for recycling, including of an anacotal local recycling ordinance, if more restrictive.  Exception: Rural justiciations that meet and apply for the exemption in Public Resources Code Section 42549.82 (a)(2)(A) et. seq. are not required to comply with the organic waste portion of this section.	Projects that generate a lotal combined weight of construction and demolition wasted alspeated in landfills, which do not exceed 2 pounts per square foot of the building area, shall neet the minimum 55% construction waste reduction requirement in Section 4.045.1.  Representation of the section 4.045.1.  Representation 4.045.	Utilize a waste management company. When it can provide verificable obcurrentation that diverted construction and demolition waste materials meet the equipments in Section 4,0615, inclined and demolition waste materials meet the equipments in Section 4,0615, i	Exceptions     E	Annular spaces around pipes, electric tables, condults or other openings in soleholtom piles at electric walls at shall be closed with cament moriar, concrete masony or a similar method acceptable to the enforcing agency to prevent passage of rodents.  Construction and demolition waste reduction of at least 55%.  Recycle and/or salvage for reuse a milimum of 65% of the northizardous construction and demolition waster in accordance with eller's Section 4,408.2, 4,408.3, or 4,408.4, CV meet a more stringent local construction and demolition waster management ordinance.  Documentation is required per Section 4,408.5.	California Plumbing Code.  Custors possible water use in landecape areas.  After December 1, 2015, new residential developments with an aggingate landscape areas equal to or greater than 500 square feet straft comply with one of the following:  1. A local water afficient fandscape ordinance or the current California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO).  Water Resources Model Water Efficient Landscape Ordinance (MWELO).  2. Projects with aggingate amortiscape areas less than 2500 square feet may comply with the MWELO's Appendix D Prescriptive Compliance Ordina.	4.303.1.4.1 Residential Lavalory Faucets: Maximum Flow Rate 5.1.2 ppm @ 60 ps; 4.303.1.4.2 Lavalory Faucets in Common and Public Use Areas of Residential 4.303.1.4.2 Lavalory Faucets in Common and Public Use Areas of Residential 6.303.1.4.3 Meleting Faucets: 5.0.55 gallons per cycle 6.303.1.4.3 Meleting Faucets: 5.1.8 ppm @ 60 psi; 6.303.1.4.3 Meleting Faucets: 5.1.8 ppm @ 60 psi; temporary increase to 2.2 ppm 6.303.1.4.4 Report but shall default to 1.8 ppm 7.500.1.4.5 Ppm % 60 psi faucets and fittings 7.500.1.4.5 Ppm % 60 psi faucets and fittings 8.500.1.4.5 Ppm % 60	Water conserving plumbing fixtures and fittings Plumbing fourers and fittings shall comply with the hollowing:  4 303.1.1 Water Chestes < 1.05 agaillush 4 303.1.2 Water Chestes < 1.05 agaillush 4 303.1.2 Water Showetheads < 2.0 ppm @ 90 pst 4 303.1.3 Single Showetheads < 2.0 ppm @ 90 pst 4 303.1.3 Nullple Showetheads combined flow rate of all showetheads controlled 4 303.1.3.2 Multiple Showetheads combined flow rate of all showetheads controlled 4 303.1.3.2 Multiple Showetheads in the single showetheads controlled 4 303.1.3.2 Multiple Showetheads in the single showetheads controlled 4 303.1.3.2 Multiple Showetheads in the single showetheads controlled 4 303.1.3.2 Multiple Showetheads in the single showetheads controlled 4 303.1.3.2 Multiple Showetheads in the single showethead in the s
4.504.5	4.504.4	4.504.3.1	4.504.3	4.504.2.3	702.2	702.1	Lealawin	4.507.2	A. 508.1	A.505.3	4.505.2	4:504.5.1 4:505.2	4.504.5 continued
Children & Sobole Program)  3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program  4. Mest the California Department of Public Health, "Standard Mathod for the Testling  5. Health of Votaliat Organize Chemical Emissions from Hodor Sources Using  6. Environmental Chamers," Version 1.1, February 2010 (also known as  6. Specification 01359)  6. Programs of	Where resilient flooring is insulated at least 80% of floor area receiving resilient flooring is insulated at least 80% of floor area receiving resilient flooring shall comply with one or more of the following: of the following the patient of the following shall comply and flooring and flooring and flooring and flooring shall be found to flooring and flooring and flooring shall be found from the flooring and flooring and flooring and flooring shall be flooring and flooring and flooring shall be		of the Bay, Area kir Quality Management District shall additionally comply with the percent VGC by weight of product initias of Regulation 8, Rule 49.  Carpet systems  Carpet histolise in the building inheitor shall meet the testing and product requirements of 1 of the following:  1. Carpet systems  1. Carpet systems  1. Carpet systems  2. Callorial Department of Fability Health, 'Standard Method for the Testing and Evaluation of Visitatio Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, 'Weston 1.1, February 210 (elso known as Environmental Schambers, 'Weston 1.1, February 210 (elso known as	or special rispection's recessary to verify compliance are specified in appropriate sections of CALCreen.  Aerosol paints and coatings shall meet the Product-Aveighted MIR Limits for ROO in Section 94522(a)(2) and other requirements, including prohibitions on use of certain roosic compounds and ozone depicting substances, in Section 94522(a)(2) and other requirements, including prohibitions on use of certain roosic compounds and ozone depicting substances, in Section 9452(a)(1) and (f)(1) of the CCR, Tifle 17, commercing with Section 9452(b), and in areas under the justication	Special inspection: Specia	systems and equipment by a recognized training or certification programs include but are not imited to the following:  Isamples of acceptable HVAC training and certification programs include but are not limited to the following:  Isalize certified apprenticeship programs.  Public utifity training programs.  Training programs sponsored by frade, labor or statewide energy consulting or verification organizations.  Training programs sponsored by manufacturing organizations.  Programs sponsored by manufacturing organizations.  Differ programs acceptable to the enforcing agency.	methods.  3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S = 2014.  3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S = 2014.  (Readential Equipment Selection) or other equivalent design software or methods.  Eccapion: Use of silicretist design temperatures necessary to ensure the systems functions are acceptable.  (unctions are acceptable.)  **Institution of the properature of the proper function of the proper functions of the proper functions.	Heating and if conditioning systems shall be sized, designed, and equipment selected using the cloudy greaters shall be sized, designed, and equipment selected using the clouwing methods:  1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J – 2011 (Residential Load Calculation, ASHRAE handbooks or other equivalent design software or methods.  2. Dud systems are sized according to ANSI/ACCA 1 Manual D—2014 (Residential Load Calculation, ASHRAE) and Calculation an	Each bethroom shall be mechanically ventilate and shall comply with the following:  1. Fans that be ENERGY STAR complaint and be ducted to terminate outside the building.  2. Unless functioning as a component of a whole house ventilation system, fens must be controlled by a funnitify control.  2. Unless functioning as a component of a whole house ventilation system, fens must be controlled by a funnitify control.  3. Humidity controls shall be capable of financial or automatic adjustment between a relative that midity control may be a separate component to the exhaust (an and is not required to be megal or built-in.  4. A humidity control may be a separate component to the orhaqual (an and is not required to be megal or built-in.  5. For CALGreen a Teathroom its a room which contains a bathtub, shower; or tubishower combination. Fans or mechanical ventilation is required in each bathroom.	content. Moisture content stall be determined with eight approxy or a contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing againery and shall satisfy requirements in Section 101 8.  2. Moisture readings shall be taken at a point 2 feet to 4 feet from the grade-stamped and seath piece to be writing.  3. At least 3 random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing. Installment products which are visibly wert or have a fight moisture content shall be replaced or allowed to dry prior to enclosure in well or floor cavities. Manufacturers drying recommendations shall be followed for well-applied insulation products prior to enclosure in well or floor cavities. Manufacturers drying recommendations shall be followed for well-applied insulation products prior to enclosure.	A capillary break shall be installed in capillary break.  A capillary break shall be installed in capillares with at least it of the following:  1. A 4-inch thick base of 1/2-inch or larger clean aggregate shall be provided with a vapor relarder in direct consists with concreate and a concreate installer with own which will address bleading, shrinkage and curing shall be used. For additional information, see American Concrete institute, ACI 3022, PCR-06, see American Concrete institute, ACI 3022, PCR-06, 2. Other equivalent methods approved by the enforcing agency.  3. A stab design specified by a literated styling professional.  3. A stab design specified by a literated design of water damage shall not be installed. Well and floor irraming a shall not be enclosed when the irraming members accessed 19% motisture	Verification of compliance shall be provided as requested by the enforcing agency, and as required in Section 4.504.5. I.  Concrete stab foundations or concrete slab-on-ground floors required to have a vapor relarder by the California Building Code, Chapter 19, or the California Building Code, Chapter 19, or the California Residential Code, Chapter 19, or the California Residential	
Hedwood phrood venez core  Hedwood phrood venez core  Hedwood phrood venez core  Perfedence  Perfedence  Hedwood phrood composite one  Perfedence  Hedwood phrood phrood core  Hedwood phrood p	and can be assured by management of the relation bead left in the Collection but the measure a bound, and detectional Con- tropolities from the Art Benomera Bound, and detectional Con- in conditions from the Art Benomera Bound, and the collection in Formation of the Benomera in Parts part Misson.	* <b>6</b>	nd Andersoners	Radio soluve coatings  Radio soluve coatings  Malatin plameted coatings  Malatin coatings  Malating coatings  Periodeliment verato primore  Primore, coating and undercoatins  Primore, coating and undercoatins	Included intelligence codings:  Low adds codings:  Magnide codings:  Magnide codings:  (Command Codings:  (Command Codings:  (Command Codings:  (Codings (Codings):  (Codings (Co	(cean)	ж	Modified Bitminous Marie Dock Marie Dock Other  (Clarins of VOC par Lier of Country, Less Witter and Leue Bourst Compounds)	e Roof. of Mealtrans	w vincenza		Auditor For American  Auditor Commist The Administra  Commist The Administra  VOT and Application  VOT and Application  Onywall and Franch Administra  Onywall and Franch Administra  Onywall and American  Auditorprass Commission Administra  Buildiagnass Commission Administra  Smith and Stocka Administra  S	are Water and Law Evening Companied to Grame per User)
0.05 0.05 0.09 0.09 0.11 0.13 0.13 0.13 0.13 0.13 0.13 0.13	ings Suggested Guard	8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	350 350 350 350 350 350 350 350 350 350	100 100 100 100	8 8 8	S S S S S S S S S S S S S S S S S S S		500 780 780	220	20 50 50 50 50 50 50 50 50 50 50 50 50 50	510 6480 6860 6860 6860 6860 6860	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	3 8 8 8 8





# Laguna Woods Board of Directors Architectural Control and Standards Committee

Subject: "Appeal Request" to change the LW's Board of Directors ruling (February 12, 2019) on a 2<sup>nd</sup> variance requested by LW Manor Alteration. Reference; (2) Tile 24 Compliant patio window/doors installed at 126-D Avenida Majorca.

### Laguna Woods (LW) Board Members,

We (Roger/Monica Flinn-Owners) have received a letter from your February 12, 2019 United Board's monthly meeting denying a variance requested by our Manor Alteration department in December 2018? It is our understanding that the purpose of our requested variance was to have all LW HOA's documents refreshed and filed properly in LW's HOA administration system. My wife and I were not able to attend this meeting in person and must respectfully request a change to this ruling for the following reasons:

1. In the minutes of your meeting, it is stated that there was a meeting previously held in January 2019. We believe this refers to a meeting scheduled on Thursday, January 17, 2019 at 9:30 a.m. Laguna Woods Village Community Center Board Room 24351 El Toro Road for the purpose of reviewing our patio drawings that were previously submitted, reviewed and approved by LW Manor Alteration on June 22, 2018.

Note: My wife and I took time off from work to attend this meeting, only to find that there was no meeting as stated? LW Community Center's Front Desk & Manor Alteration tried unsuccessfully to reach Mr. Fogg as well?

2. We have read the minutes (ref. agenda 8) from the stated meeting held on January 17, 2019 and find that the Board was not presented a clear understanding of how LW's HOA Manor Alteration processed 126-D's "Approvals" as two separate approvals (ref. 51202C & 53441A). LW's HOA Manor Alteration stated that it would be better to split the approvals into two parts based on the length of time needed to complete each portion of the restoration process...they were correct (1½ years later and counting).

1st Approval (51202C) issued to cover manor renovations

2<sup>nd</sup> Approval (53441A) issued to cover the manor patio & doors enclosure

3. The original variance requested and approved on June 20th, 2017 (Resolution #01-17-59) presented a "proposed" store front glazing system with windows/doors. Prior to the original variance approval dated June 20<sup>th</sup>, 2018, Mr. Fogg requested on May 3rd, 2017 (see attached email #1) information on our patio window/door measurements to see if the building codes are met for egress. His question was answered on May 4<sup>th</sup>, 2018 by our architect Mr. Adrian Harrison

Date: 2/20/19

FEB 21 2013

- of AMHarchitecture (see attached email #2). The egress topic and dialogue continued with Mr. Fogg until we stated that we would modify our plans to install window/doors prior to the beginning of our patio restoration process.
- 4. In June 2018, our manor renovations reached a point that allowed for the aged patio area materials to be removed and upgraded per the original and updated submitted drawings. At this time, our drawing modifications showing the fabrication methods and door types for the installation of two (2) Low E3 Tile 24 Compliant insulated glass doors were submitted to the LW Manor Alteration department for their review, direction and process approval.
- On June 22, 2018, our 2<sup>nd</sup> LW HOA Manor Alterations "Approval" was issued by Joel Jimenez VMSIN (ref. 53441) followed by City of LW permit issued May 4<sup>th</sup>, 2018 (ref. 53441A) for the patio & doors enclosure?

Note: It is impossible to have received a LW's City permit if not approved "first" by LW's HOA Manor Alteration!

6. Our patio restoration work began in May 2018 without incident or concerns for six (6) months. On Nov 6<sup>th</sup>, 2018, Mr. Fogg issued a "Stop Work Notice" (see attached email #3) stating various issues?

In closing, we as owners have always followed LW Manor Alteration department's process approvals and direction. Knowing and having a very clear understanding that when an LW Manor Alteration "Approval" is issued...owners are in full compliance!

Please provide 126-D LW Board approval for our patio window/doors installed.

Thank you for your continued assistance and understanding,

understanding,

Roger and Monica Flinn

126-D Avenida Majorca

Laguna Woods, Ca. 92637

# ATTACHMENT! EMAIL #1

RE: Laguna Woods - 126-D - Variance Request

Wednesday, May 3, 2017 8:41 AM

From: "Fogg Gavin" < Gavin. Fogg@vmsinc.org>

To: "Adrian Harrison"

Co: "roger flinn"

Good Morning Mr. Flinn, Mr. Harrison,

I am currently writing up the Staff Report to accompany your Variance Request that will be reviewed at the May 24th United Mutual Maintenance and Construction Meeting.

Mr. Flinn, you should receive a mailer shortly that will confirm the dates/times of both the Committee Meeting as well as the Board Meeting. Following SOP, I have created 4 Neighbor Awareness Forms that the Committee will request to be signed by neighboring Unit Owners in approval of the proposed work. Unit 126-E the Owner does not reside within Laguna Woods, in this case I will mail out by Certified Mail to the owner. If there is no response within 30 days, then the approval is assumed. The Neighbor Awareness Forms are available to pick up from the Reception Desk at the Community Center (24351 El Toro Road, Laguna Woods, CA 92637), or I can mail out to you.

Mr. Harrison, following the last Committee Meeting, the Committee Members requested to want to confirm window/door measurements of patio enclosures during the meeting to see that building codes are met for egress. Please would it be possible to provide the proposed window dimensions and openable dimensions of the store front glazing system. If it's possible to include on an Elevation plan perfect, if not, just in writing would be sufficient so that I can include in the report.

Much Appreciated.

Regards

Gavin

Gavin Fogg Manor Alterations Inspector 949-268-2345 Gavin.Fogg@vmsinc.org

Laguna Woods Village



From: Adrian Harrison

Sent: Monday, April 17, 2017 5:02 PM

To: Fogg, Gavin

Subject: Re: Laguna Woods - 126-D - Variance Request

Hi Gavin,

I am the architect working with the owners at 126-D

Please see the answers to your questions in Red and a picture of the proposed glazing system Below.

Revised variance form attached.

Adrian M. Harrison

### adrian michael harrison

ARCHITECTURE & CONSTRUCTION



# ATTACHMENT: EMAIL #2

Re: Laguna Woods - 126-D - Variance Request

Thursday, May 4 2017 8:27 AM

From: "Adrian Harrison"

To: "Fogg | Gavin" < Gavin.Fogg@vmsinc.org>

Co: "roger flinn"

Hi Gavin.

The windows in the glazing system are approx. 8'-0 wide by 4'-0" high sliders. One at each end. The sill height is 36" above the floor,

These windows meet egress requirements however they are not required to. Egress for the living room is via the front door (the original patio doors where not required for egress either).

You may want to pass along to your architecture committee and your board that it is ill advised for them to be reviewing plans for code compliance. As a board member and head of my own HOA's Architecture committee, it is a substantial liability to the HOA if they review anything code related. This is the jurisdiction of the City of Laguna Woods and should be left to them. They should be reviewing for aesthetics and CC&R compliance ONLY. I suggest you have your board consult their Legal Counsel on the ramifications of reviewing for Code compliance.

I hope this helps.

Adrian M. Harrison

### adrian michael harrison

ARCHITECTURE & CONSTRUCTION



On May 3, 2017, at 9:41 AM, Fogg, Gavin < Gavin.Fogg@vmsinc.org > wrote:

Good Morning Mr. Flinn, Mr. Harrison,

I am currently writing up the Staff Report to accompany your Variance Request that will be reviewed at the May 24<sup>th</sup> United Mutual Maintenance and Construction Meeting.

Mr. Flinn, you should receive a mailer shortly that will confirm the dates/times of both the Committee Meeting as well as the Board Meeting. Following SOP, I have created 4 Neighbor Awareness Forms that the Committee will request to be signed by neighboring Unit Owners in approval of the proposed work. Unit 126-E the Owner does not reside within Laguna Woods, in this case I will mail out by Certified Mail to the owner. If there is no response within 30 days, then the approval is assumed. The Neighbor Awareness Forms are available to pick up from the Reception Desk at the Community Center (24351 El Toro Road, Laguna Woods, CA 92637), or I can mail out to you.

Mr. Harrison, following the last Committee Meeting, the Committee Members requested to want to confirm window/door measurements of patio enclosures during the meeting to see that building codes are met for egress. Please would it be possible to provide the proposed window dimensions and openable dimensions of the store front glazing system. If it's possible to include on an Elevation plan perfect, if not, just in writing would be sufficient so that I can include in the report.

Much Appreciated.

Regards

Gavin

Gavin Fogg Manor Alterations Inspector

# ATTACHMENT: EMAIL #3

RE: Laguna Woods - 126-D - Variance Request

Thursday, November 8, 2018 4: 11 PM



Good Afternoon Mr. Flinn,

I'm following up from the e-mail sent earlier today.

was able to get out to the unit today, unfortunately there are some issues with the existing work that need to be corrected. A Stop Work/Correction Notice was issued (see attachment).

The doors on either side of the enclosure have to be removed. Exterior doors require a concrete landing which would fall on Common Area; United Mutual have an existing Policy that prohibits any Member from repurposing the common area for their own use.

Additionally, there is no existing approval for the removal of the sliding glass door. Board approval would be required to change this alteration from a Patio Enclosure to a Room Addition, as well as passing City Inspection to show the addition meets Title 24 requirements.

At this time either corrections can be made to bring the unit into compliance within 30 days or a variance to retain the existing alteration can be made.

A Variance to retain such an alteration requires the \$150 Variance fee and a Disciplinary Hearing to be scheduled before. Should the Board approve the variance, a \$300 Unauthorized Alteration fee would also be required at the time of applying for the Mutual

Please advise as to which action you'd like to take at your earliest convenience.

Thank you

Gavin

Gavin Fogg Alterations Inspector II 949-268-2345

Laguna Woods Village









From: Fogg, Gavin

Sent: Thursday, November 08, 2018 10:33 AM

Subject: RE: Laguna Woods - 126-D - Variance Request

Good Morning Mr. Flinn,

I am writing this e-mail to follow up with you regarding the patio enclosure with store front glazing that was approved via Variance. I am being advised from Staff that it looks like the sliding glass door between the patio and living room is being removed, however this has not been approved by the Board or our Office.

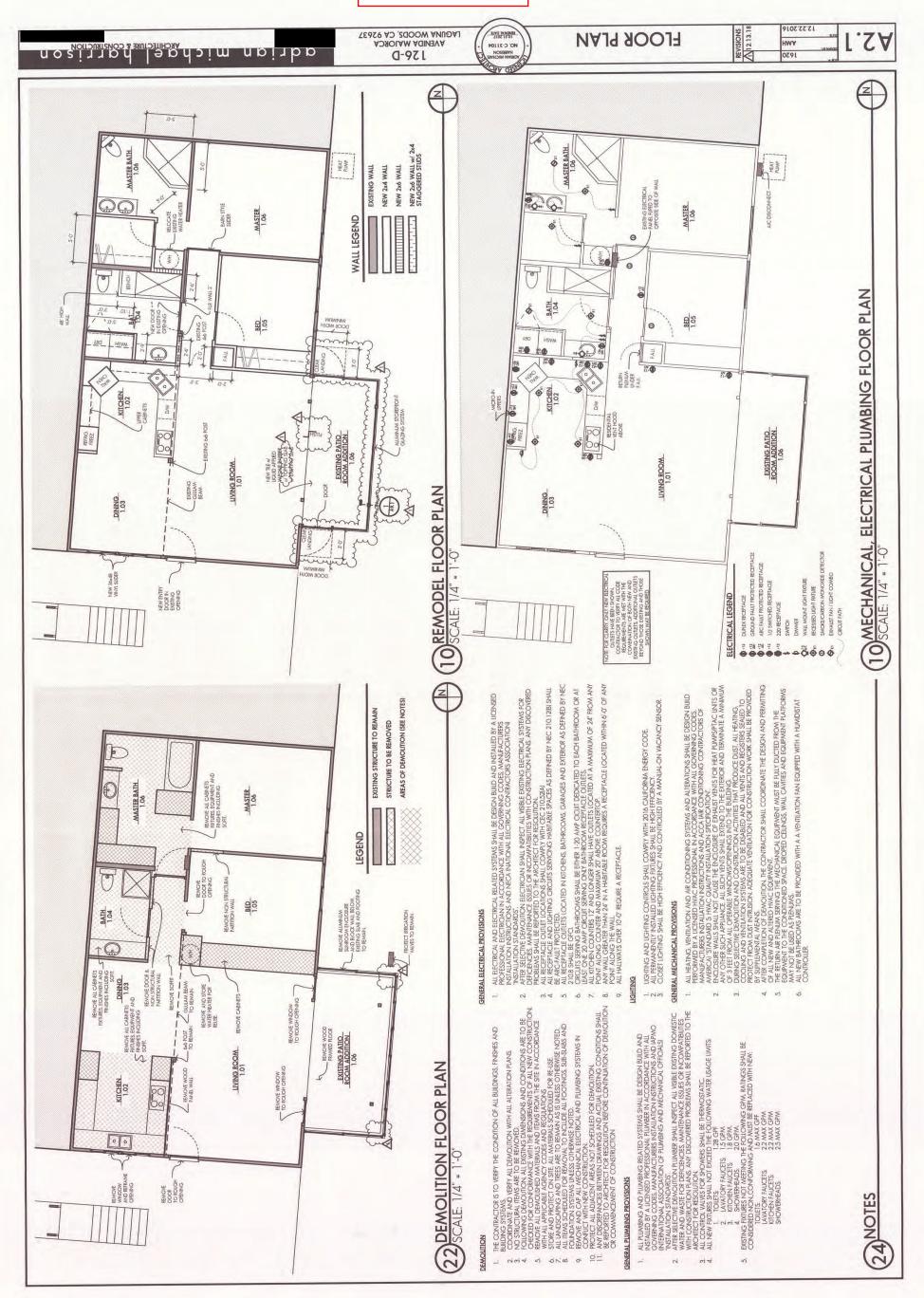
The Variance approval was for the glazing and did not mention any removal of the doors.

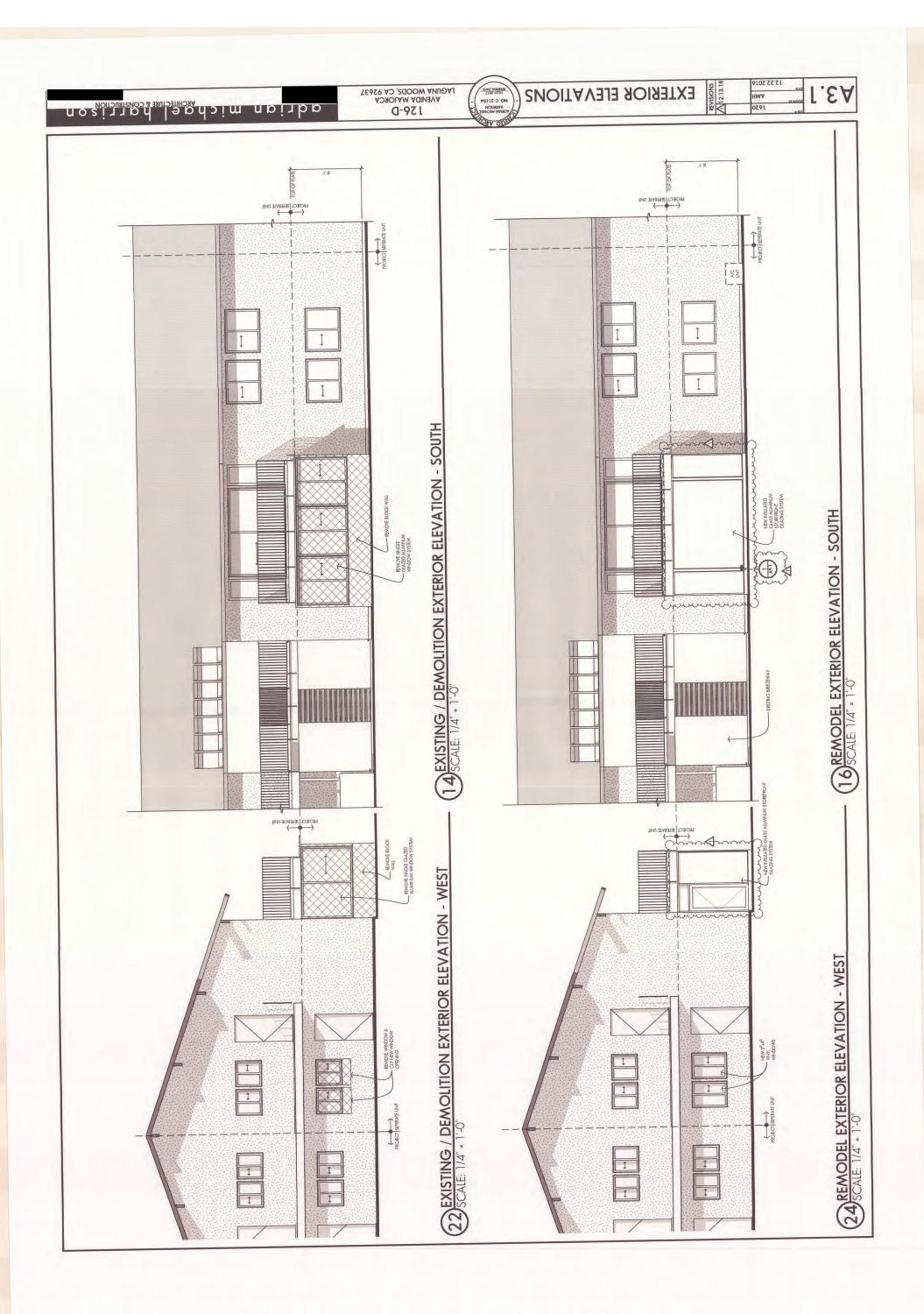
Please can you advise that this is not the case, or if you wish to remove the sliding glass door, please submit a new variance with applicable documents showing title 24 will be met, and you wishing to make the area into a habitable area.

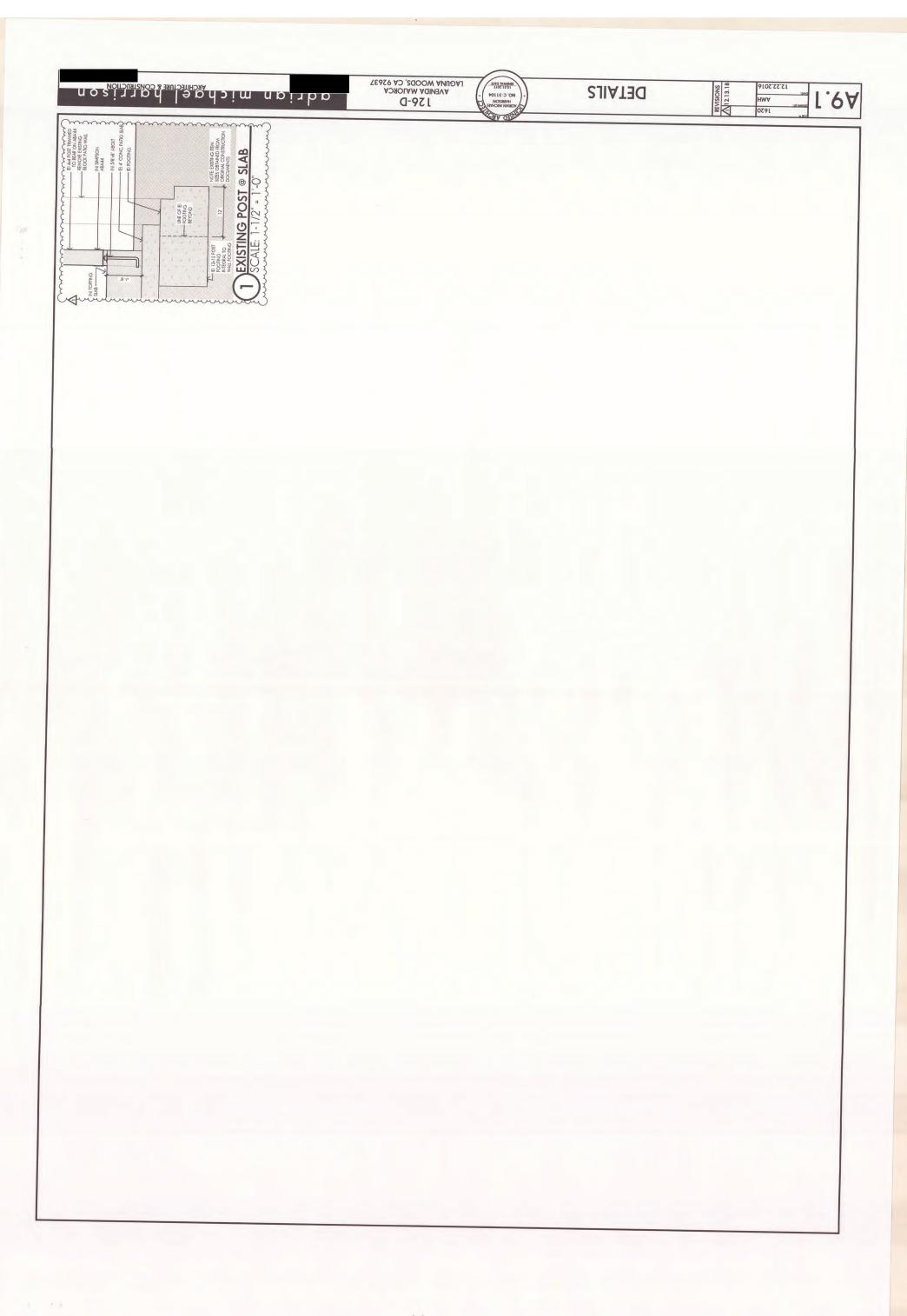
Thank you

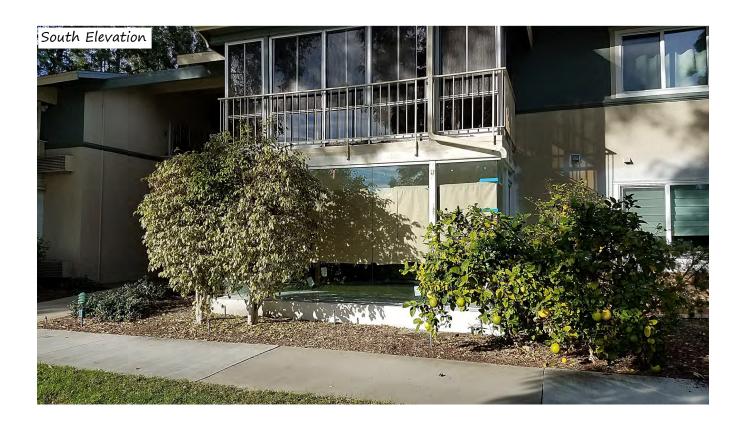
Gavin

Gavin Fogg Alterations Inspector II 949-268-2345



















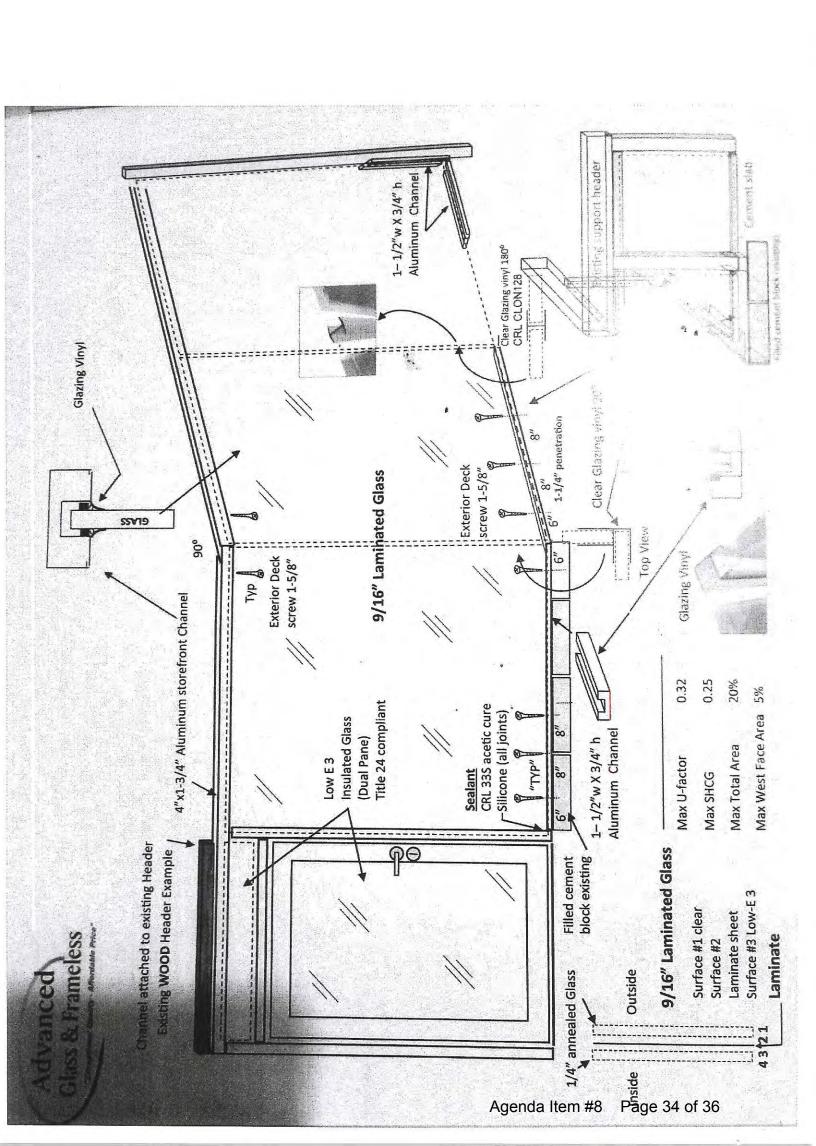








APPLICATION	N FOR MUT	JAL CONSEN	IT FOR	MANOR ALT	TERATION(S)	Mai	nor:_ /2	4-D
The undersigned, a Laguna Woods Muthe "Corporation"),	ıtual No. Fi 🛕 hereby req	TTACH	MEN	T 2 rerea	fter referred to as nake the alteration	Cor	eet: <u>Mye k</u> nsent# a <b>al Insp.</b>	sida draz 1
described below to performed subject terms and condition contractor, if a con- made a part hereof	to the terms ons set out the tractor is to pe	and conditions per responsibilitie	printed or s of the	n the reverse s member and	ide hereof, which the below named	d d Cit	A copy of the sinspection is reacceptance by Demo Peri	2.14.7
United Laguna Wo of United Mutual lis obtaining a City of	sted below is a	representative of	of the Mut	tual exclusively	for the purpose of	f <b>Cit</b>	al Inspection:  y Permit # _ al Inspection:	1
MANOR MODEL N	40. 400.00-10	en e		AN#:	<u> </u>	NA		
$\sim$ $\sim$	· · · · · · · · · · · · · · · · · · ·		APPLIC	CANT INFORMA	ATION			
Name: Kogen		1	not .			Phone		
52-1	1260 1	4VENIBA	MAjo	ACA .		70000	5°71	
City: LW			State:	CA		ZIP Co	ide: 926	.37
Email:			20					
		PR	ROPERTY	OWNER INFO	RMATION		The state of the s	
Name: KONG	a ELIN	N				Phone	:	
Street Address:	126 D	AVENION	May	ORCA				
City: Lacren	w woon	5	State.	CA		ZIP Co	ide: 9 > 4	ミフ
E-mail:	4 0 -0.5	3					2	7
	* - 55 m - 1; - 0, 5; *			CONTRACTOR	Carlor Carlor	1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -		
Company Name:	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	The final of the second		EBETT	A STATE OF THE PARTY OF THE PAR			Vi
Street Address:			115	MAR 2.5 20	10	Phone		
City:			State:	MAR 2.3 20	15	ZIP Co		
Email:			License	M	Class:		Expires:	
PROJECT DESCR	RIPTION:	Y NOTE OF THE PROPERTY OF THE		4	The state of the s	VALUAT	The state of the s	
remodere)	W City 5	PLIT WORK	1470	TWO PER	MATTONS (NOID		WARD HE	1
PER MUTUAL APPR			RULES & S	STANDARD SEC	HON(S):			
PER MUTUAL APPR			#				or .	The same of the sa
EK MOTOAL ATT	COVED VARIAN			RTANT, PLEASE R	FAD CARFFILLY			
The Mutual's Altera of the Mutual Star where applicable. Indicates receipt of without this required	ndard to which the To ensure complethe Standard, and	res the Mutual Mem e requested Mutual iance, the Member'	ber receive Consent a s signature	a copy applies, below issued  a copy 3. I under alteratio	stand and agree that on(s) or improvemen	t(s), includ g, or replac	ing, but not liming the same as	s in connection with all lited to, the costs of may be necessary or
	Rules and Regul ry Procedures, in	ations, and that I r icluding the possib	may be sub	oject to with all fine in remedia	l alteration(s) or imp	rovement(s) air of mutua	, including any al owned or cont	r all costs in connection costs associated with rolled property, caused installation thereof.
will ensure that items NSPECTOR. I also up	nderstand that Mut	ual Consent will EXF	d WITHOUT	FINSPECTION ANI 180 DAYS.	O APPROVAL by the (	CITY OF LA	GUNA WOODS I	BUILDING
Signature of I	Wember: 7	oge i.	4		Date: 0	0/11/	18	
nursuant to the laws of	f the State of Calif iring inspections w	gree to follow and of cornia and agree to pill not be covered W	conform to a perform the v ITHOUT INS	all current Mutual st work subject to the	terms and conditions	printed on t	he reverse side o	n a contractor licensed of this application. I will LDING INSPECTOR. I
➤ Signature of C		and the second second			Date:			
IMPORTANT NOTICE	E: ASBESTOS CO	NTAINING MATER	IALS THAT	ARE BASICALLY	INERT AND HARML	ESS IF NO	T DISTURBED	MAY BE PRESENT IN
TAKE ALL REASONA CONTRACTOR AGRI REMOVAL AND/OR I	ABLE AND PRUDE	NT MEASURES TO ALL FEDERAL, STA	PROTECT TE, AND LO	PERSONS AND F DCAL LAWS, ORDI	ROPERTY BEFORE NANCES, CODES AN	DISTURBIN ID REGULA	IG SUCH MATEI TIONS RELATIN	ARE CAUTIONED TO RIALS. MEMBER AND IG TO DISTURBANCE, E PROVIDED TO THE
CORPORATION. This	application is an	proved and said m		R OFFICE USE O	NLY rmission to make th	e above de	escribed alterat	on(s).
Alteration Code(s)		XISTING	MIC					
(AN)	1 1	100	1/0		Da	7 10	io	1 1
Ino	235	6301	NIH		Hoger	tlin		10/19/2018
VMS, Inc.	Permit Fee	Check# C	onformanc	e Fee/Check#	Agenda It	em #8	Page 33 of	36 Date



RESIDENTIAL ALTERATION - PERMIT		DESCRIPTION OF WORK (Check and complete all that apply)
TITY OF I ACTINA WOODS - BITT DING SERVICES DIV.	PERMIT #: 53441 H	Building Type: Sq. Ft. Area: Occupancy:
(949) 639-0500 • 24264 El Toro Road, Laguna Woods, CA 92637	VALUATION OF THIS PROJECT (Required)	
ob Site Address: 12 to A 12 to 1th Manney	()()()	□ Balcony Cover. Sq. Ft.: □ Lattice: □ Solid:
	CONTRACTOR'S INFORMATION	Sq. Ft.:
RESIDENT INFORMATION	95	□ Patio Cover. Sq. Ft.: □ Lattice: □ Solid: □ Lattice: □
esident Name: 12 1 FL 20	License Number: 3-18	□ Vents
esident Telephone Number: (25.2) 282 - 8555	Contractor's Telephone Number	☐ Windows: ☐ Doors: ☐ Skylight/Solatubes:
mail Address: (3) with the man	Contractor's Mailing Address;	new construction windows and doors
PROPERTY OWNER INFORMATION (Required)	City: State: ZIP:	Water Heater:
Co-Op owners identify ULWM as the owner and complete resident	CONTRACTOR'S DECLARATION (Select only one)	□ New □ Change-Out
model Owner Norme ( )	I HEREBY AFFIRM UNDER PENALTY OF PERJURY that I am licensed under	☐ Heat Pump ☐ Heat ☐ A/C Only ☐ Koot Onlt W.:. ☐ Central System ☐ In-Wall Unit ☐ Mini-Split Unit
1	provisions of Chapter 9 (commencing with Section 7000 of Davision 5 of the Desirest and Professions Code), and my license is in full force and affect.	Electrical:   Receptacles:   Switches:   New Circuits
mail Address:	I HAVE AND WILL MAINTAIN A CERTIFICATE OF WORKERS'	Denote   New Sub   Change Out   Transder
umar Mailing Adress	COMPENSATION INSURANCE, as required by Section 3/00 of the Labor Code, for the performance of the work for which this permit is issued. My	I New Sub C Citatigo-Out C Opplane.
Civ. State: ZIP:		☐ Bath Split
CHIPPECT PNCINEED OB A	Carrier.	Type:   Insert
ANCHI I BC 1, BINGEN BENGGER BANGGER B	Policy Number: Expires:	☐ Tub/Shower: Type: ☐ Insert ☐ Tile
☐ Architect ☐ Engineer ☐ Authonized Agent	☐ I HAVE AND WILL MAINTAIN A CERTIFICATE OF CONSENT TO SELF-	ľ
ame:	of the Labor Code, for the performance of the work for which this permit is	Kemodel
elephone Number:	Issued.	f   Roof Repair. S.
mail Address:		☐ Composition
failing Address:	become subject to the workers' compensation laws of California, and agree that if I should become subject to the worker's compensation provisions of Section 3700	ISSUANCE (Issuance does not denote approval of work)
City: State: ZIP:	of the Labor Code, I shall herewith comply with those provisions.	Permit Issued By:
OWNER OR AUTHORIZED AGENT'S DECLARATION	WARNING: FAJIJURE TO SECURE WORKERS' COMPENSATION COVERAGE IS	7.1.C \ Date: 5.11.15
certify that I have read this application and state that the information herein is correct.	AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN	Additional Plan Check:
agree to comply with all local ordinances and state laws relating to building	ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3766 OF THE LAROR CODE INTEREST. AND ATTORNEY'S FEES.	- 1
onstruction and I make this statement under petrally of law. Furthermore, I inclody uthorize representatives of the City of Laguna Woods to enter upon the above-listed	81-55-7 June Commence	Electrical: Mechanical:
roperty for inspection purposes.		
ermit applications and plan submittals will expire by limitation in 180 days unless ursned in pood faith or a written request for extension is approved. Issued permits will	Print Name: State (1) The 11/1/1/1/	Issuance: 2.1.7 () Revision Fee:
xpire by limitation if work is not started within 180 days or if work is abandoned for	NOTES: D. + , C. P. C. C. C.	SB 14/3.
iore tran 180 days. All extension requests inust be submitted in writing to the Chy or aguna Woods Building Official as specified by the CBC, Sections 105.3.2 & 108.5.		Energy Form Assist.
his pennit is obtained on behalf of, and with knowledge of, the property owner.		Reproduction:
1/6/10		C&DMIMP Deposit:
ignature: (1		TOTAL FEES: 2 / W.
rint Name: (2,5) 2	Full Sized Plans Provided	BALANCE:
Revision Date: November 2015		

LOB CARD	With each called inspection > 1	Have PLANS & JOB CARD located near	r site of	inspection.
CITY OF LAGUNA WOODS	OHOSNI	TION REQUEST: (949) 639-0500	1970401	Appropriate to the second seco
INSPECTION REQUEST: (949) 639-0500		LEDINELINE 2018 ORC	OWN SECRETA	
4 p.m. for next day inspection.	Building / Site Inspections		Date In	Inspector
Address: 126-D A. E. MONOCCC.	Sepestos Documenatation	. ] Footings/ Rebar / Hardware [ ]		
Description	Backwater Valve (If Required)	. ] Underground Plumbing -10' Test I ]		Back
of Work: Dermit to Instead	1 01 1	. ] 6" Sand Bed (No Rocks) Clean Backfill on Site		Care of think
	ong	] Pre-Slab/ Underslab [ ]		
tatio factoring Ret Pla		. ] Windows (In Progress) [ ]		
	Radiant Barrier	. ] Floor Nailing (Before Walls) [ ]		
Paren	Roof Deck Nailing - All Roof Penetrations,	ations, Attic Vents, Boundary Nailing		
Building	Exterior Shear & Hardware - Shear Ti	Transfers shall Extend to Floor/ Roof Diaphragm:		1000
Permit # 13/1/1	Combination Inspection	The Roof & Exterior Walls need to be Weathertight and <u>ALL</u> of these Items are to be ready at the time of this Inspection	Rough Date Ins	gh Inspector
Electrical:	Rough Framing - Per Plans	Trusses per City Stamped plan [ ]		SI
Plumbing:		Tempered / Egress		ĒΜ
	Rough Electrical (Per CEC) Cabl	e W/l 1 1/4" of Stud Face Protected		Bur <u>i</u>
9	Grounding Electrode Conductors -	Ground Rod/ Bond Water & Gas [ ]		9,00
Owner: CCC	Rough Mechanical (Per CMC) H	VAC, Ducts, Misc. / HERS Test		) () ()
8	JOP	let [ ] Vents (Dryer/ Bath, Range) [ ]	4	JOL
Contractor: 12 Howard Kitches	A Republic Plumbing All Pipes Filled	& Protected (Top-Out)/Water Piping [ ]		# <b>.</b>
Type of	ែង Insulation Baffle for Eave Vents	Insulation Installed per Title 24 [ ]		Jo.
Date: O. 4-10 Construction US	Fire Blocking/Caulking in Place	1 Drywall Nailing/ or Screwing [ ]		上海流
	_	<ul><li>Gas Test (After Drywall/ Cabinets)</li></ul>		O C
At the time of Permit issuance, a copy of the Permit	1 10	(No Scratch & Brown Inspections) [ ] [		i joi
is also sent to the county assessors office.	_	Interior Lath (Seal Penetrations)		
time frame will result with permitee naving "a new	General List of	Final Inspection Items (Other Items May App	Apply)	
full permit fee".	Label All Breakers	] AFCI / GFCI Where Required [ ]	Final	10E
		] Service - Inspectors Release [ ]	Electrical	па
Misc. Inspections Date Inspector	Recheck Attic Installations	] A/C Condenser Secured to Platform [ ]	Final	СН
Pad Footings	B'-Vent Terminations	1 Disconnect in Sight [ 1	Mech.	WE
Grade Beams	ALL Fixtures Installed & Sealed	] Expose ALL Wall Cleanouts [1]	Final	WN
Epoxy Bolts	로 Paint Exterior Exposed Pipes	1 Hose Bibbs - Anti-Siphon [ ]	Plumbing	Td
Notes		]  Smoke/ CO Detectors Installed [ ]		Ì
	Planning Final	Final Inspection	,	
Revised 2.2014 mc	leted Ple	ase retain this card for vour records	Date / Ins.	nspector
	2			

ACTOR!



### STANDARD 18: GUTTERS & DOWNSPOUTS

OCTOBER 2010, RESOLUTION 01-10-224
GENERAL REQUIREMENTS REVISED JUNE 2011, RESOLUTION 01-11-104
GENERAL REQUIREMENTS REVISED JANUARY 2016, RESOLUTION 01-16-08
GENERAL REQUIREMENTS REVISED JUNE 2018, RESOLUTION 01-18-57
REVISED NOVEMBER 2018, RESOLUTION 01-18-113

### 1.0 GENERAL REQUIREMENTS

### SEE STANDARD SECTION 1: GENERAL REQUIREMENTS

### 2.0 APPLICATIONS

- **2.1** All gutters and downspouts will be of the same style and color to match existing gutters on the building.
- 2.22.1 Gutters must be a minimum 5" wide, measured -at the top.
- 2.32.2 Alteration aluminum gutters and downspouts are not allowed to be connected to original steel gutters and downspouts. If the alteration gutter system must be connected to an original steel gutter system, the Member is responsible for replacing the original steel gutter system with new aluminum that matches the original style and color.
- 2.42.3 Gutters are to be made of aluminum with a minimum gauge of .027. Vinyl coated aluminum is permitted. Copper or steel gutters and downspouts are not permitted.
- 2.52.4 Gutters are required to slope one inch for every 20 feet toward the downspout.
- 2.62.5 Gutters in excess of 35 feet in length are to be sloped down both directions from the middle and have a downspout installed at each end.

2.72.6 Gutters attached to the Mutual owned fascia are required to be attached using ring shank spikes or wood screws. Smooth, striated and spiral spikes are prohibited.
2.82.7 Hidden hangers and spikes are required to be spaced at a minimum of

30 inch.

- 2.92.8 All penetrations must be properly sealed. Exposed wood must be properly primed and painted to match the existing paint of the building.
- Applications to roofs where hangers penetrate or may harm the roofing in any way will not be allowed. Attachments to buildings with PVC roofs are required to be approved by the Alteration Division prior to installation. Member shall be responsible for all damages to roofs.
- 2.112.10 Downspouts are required to be 3" x 4" and are to be located in areas free from obstacles such as electric meters, hose bibs and sidewalks; and in the most inconspicuous location as possible.
- 2.11 The ends of downspouts must drain into a proper drainage system such as a drywell, or onto pavement, or a splash block that routes the water at least three-five feet downhill from the foundation of the building and onto properly graded soil.
  - **2.12** Downspouts are prohibited from draining directly onto a roadway and/or into the storm drain system.
- **2.12** Drywells must be five feet away from buildings, if possible.



### **STANDARD 18: GUTTERS & DOWNSPOUTS**

OCTOBER 2010, RESOLUTION 01-10-224
GENERAL REQUIREMENTS REVISED JUNE 2011, RESOLUTION 01-11-104
GENERAL REQUIREMENTS REVISED JANUARY 2016, RESOLUTION 01-16-08
GENERAL REQUIREMENTS REVISED JUNE 2018, RESOLUTION 01-18-57
REVISED NOVEMBER 2018, RESOLUTION 01-18-113

### 1.0 GENERAL REQUIREMENTS

### **SEE STANDARD SECTION 1: GENERAL REQUIREMENTS**

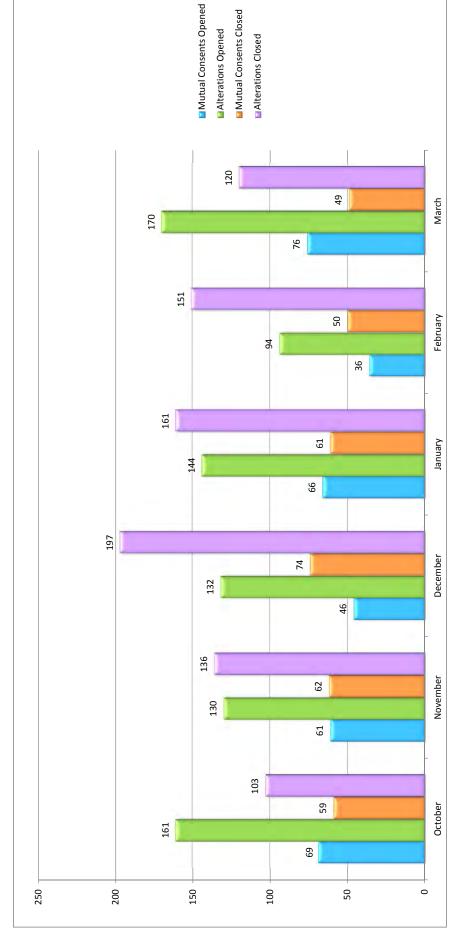
### 2.0 APPLICATIONS

- **2.1** Gutters must be a minimum 5" wide, measured at the top.
- 2.2 Alteration aluminum gutters and downspouts are not allowed to be connected to original steel gutters and downspouts. If the alteration gutter system must be connected to an original steel gutter system, the Member is responsible for replacing the original steel gutter system with new aluminum that matches the original style and color.
- 2.3 Gutters are to be made of aluminum with a minimum gauge of .027. Vinyl coated aluminum is permitted. Copper or steel gutters and downspouts are not permitted.
- **2.4** Gutters are required to slope one inch for every 20 feet toward the downspout.
- **2.5** Gutters in excess of 35 feet in length are to be sloped down both directions from the middle and have a downspout installed at each end.
- 2.6 Gutters attached to the Mutual owned fascia are required to be attached using ring shank spikes or wood screws. Smooth, striated and spiral spikes are prohibited.

- **2.7** Hidden hangers and spikes are required to be spaced at a minimum of 30 inch.
- 2.8 All penetrations must be properly sealed. Exposed wood must be properly primed and painted to match the existing paint of the building.
- 2.9 Applications to roofs where hangers penetrate or may harm the roofing in any way will not be allowed. Attachments to buildings with PVC roofs are required to be approved by the Alteration Division prior to installation. Member shall be responsible for all damages to roofs.
- **2.10** Downspouts are required to be 3" x 4" and are to be located in areas free from obstacles such as electric meters, hose bibs and sidewalks; and in the most inconspicuous location as possible.
- 2.11 The ends of downspouts must drain into a proper drainage system such as a drywell, or onto pavement, or a splash block that routes the water at least five feet downhill from the foundation of the building and onto properly graded soil.
- **2.12** Drywells must be five feet away from buildings, if possible.

# Permits and Alterations Division Mutual Consents Report

# **United Mutual**



Opened Alterations         Mutual Consents         69         61         46         66         36         76         76           Closed Alterations         161         130         132         144         94         170         170									
Mutual Consents         69         61         46         66         36         36           Alterations         161         130         132         144         94         94           Mutual Consents         59         62         74         61         50         7           Alterations         103         136         197         161         151			October	November	December	January	February	March	Total
Alterations         161         130         132         144         94           Mutual Consents         59         62         74         61         50           Alterations         103         136         197         161         151		Mutual Consents	69	61	46	99	36	92	354
Mutual Consents         59         62         74         61         50           Alterations         103         136         197         161         151	Opened	Alterations	161	130	132	144	94	170	831
Alterations         103         136         197         161         151	ריייי	Mutual Consents	29	62	74	61	20	49	355
	neson	Alterations	103	136	197	161	151	120	898

\* One Mutual Consent may contain multiple individual Alterations