

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

NOTICE AND AGENDA

- 1. Call to Order
- 2. Acknowledgement of Media
- 3. Approval of the Agenda
- 4. Approval of Meeting Report for January 17, 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. 836-O (Cadiz, 6A) Install Stair Lift on Common Area Staircase
- 10. Discuss and Review Architectural Standard 18: Gutters and Downspouts

Reports:

11. Status of Mutual Consents

Items for Future Agendas

None.

Concluding Business:

- 12. Committee Member Comments
- 13. Date of Next Meeting April 18, 2019
- 14. Adjournment

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



OPEN MEETING

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

Thursday, January 17, 2019 – 9:30 a.m. Laguna Woods Village Community Center Board Room 24351 El Toro Road, Laguna Woods, CA 92637

REPORT

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

Juanita Skillman, Reza Bastani

DIRECTORS PRESENT: Andre Torng

COMMITTEE MEMBERS ABSENT: Gary Morrison, Advisor Mike Mehrain

ADVISORS PRESENT: Walt Ridley, Janey Dorrell

STAFF PRESENT: Kurt Wiemann, Gavin Fogg, Eve Morton, Lulu Boctor

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 approve the agenda. President Skillman seconded. The Committee was in unanimous support.

4. Approval of the Report for October 18, 2018

Director Randazzo moved to approve the agenda. President Skillman seconded. The Committee was in unanimous support.

5. Committee Chair Remarks

Chair Achrekar stated that he hoped to do a good job as Chair. He wants to be very fair.

6. Member Comments

None.

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7. Department Head Update

Mr. Wiemann reported back to the committee that the City does require a permit for flooring. The updates to the Alteration Fees will change slightly since he spoke to City.

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.

Items for Discussion and Consideration:

8. 126-D (Majorca, 8A) Retain Unapproved Modification to Previous Variance Requiring Common Area

President Skillman moved to accept Staff's recommendations which include the two conditions in the Staff Report. Director Randazzo seconded. The Committee was in unanimous support.

Reports:

9. Discuss and Review Alteration Standard Plan Policy

Mr Wiemann reviewed the proposed policy. Discussion ensued.

President Skillman moved to accept Staff's recommendation and send this on to the Board for their approval. Director Randazzo seconded. The motion passed. Director Bastani abstained.

Items for Future Agendas

None.

Concluding Business:

10. Committee Member Comments

President Skillman is going to look into the possibility of walling off the back of the Board Room to use for some of the committee meetings which don't need the large Board Room.

Advisor Ridley asked if advisors will have access to the second floor after the security measures are put into place. He was told they would.

Advisor Dorrell said she liked the setup of a smaller room for this type of committee.

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> Mr. Wiemann state that he will be bringing the status of Mutual Consents to future committee meetings and will also include the information in the Department Head Update each month.

11. Date of Next Meeting - February 21, 2019

12. Adjournment at 10:05 a.m.

Cash Achrekar, Chair Kurt Wiemann, Staff Officer

Eve Morton, Alterations Coordinator 268-2565



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

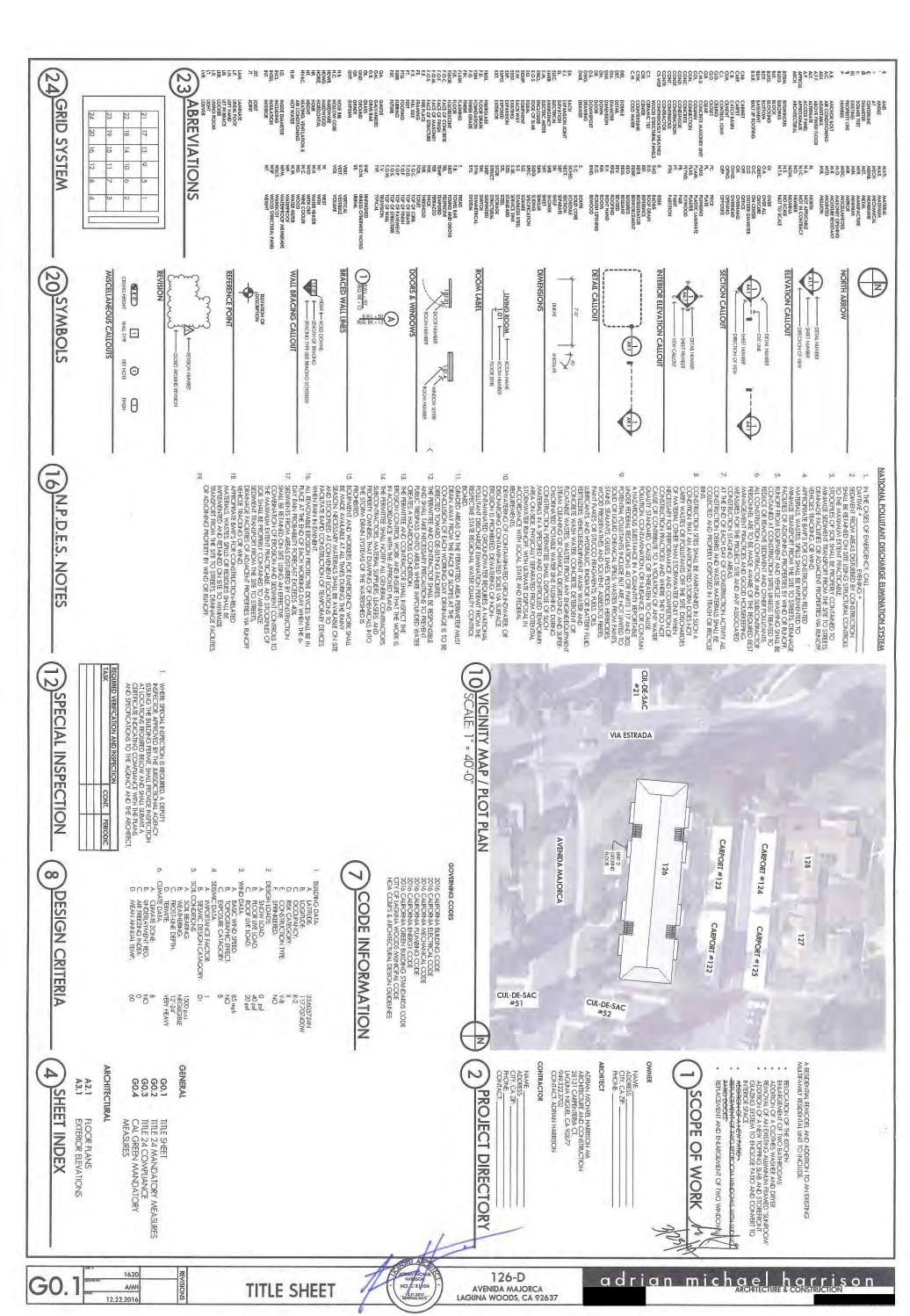
may hire a C-39 Licensed Contractor of his/her own choice to perform roof tie-ins for the installation of solar panels on all roof types except PVC Cool Roofs. For PVC Cool Roofs, regardless of the roof type, all tie-ins must be performed by the Mutual's roofing contractor at the Shareholder 's expense. 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.
- 13. Shareholder is responsible for following the gate clearance process (http://www.lagunawoodsvillage.com) 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 http://www.lagunawoodsvillage.com), 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.



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ential Mandatory Measures Summary

MITE: Create related a tubilistic subject in the Europy Standard seut comply with all applicable municiping measures, regardlate of the compilators approach used. Review the respective product for more information. Eucliptors may apply.

[Obtained 602016]

[Obtained 602016]

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§ 150.0(h)†: Buildin Volume	§ 110.5: Pilot Li	§ 110.3(c)7: teolatio or other	§ 110.3(c)5: Water He 110.3(c)5: 110.3(c)5	§ 110.2(c): Thermo	§ 110.2(b): must he suf-on to comprise	§ 110.2(a): HVAC	§ 110.0-§ 110.3: Spolian	Space Conditioning, Wats	§ 150.0(e)2: Pilot Li	§ 150.0(a)1C: Flue Da	§ 150.0(e)1B: Combu	§ 150.0(e)1A: Closab	Fireplaces, Decorative Gar	§ 150.0(q): Fenesti maximu	§ 150.0(g)2: Vapor I	§ 150.0(g)1: Vapor I	§ 150,0(f) Slab Ex facings, detarior	§ 150.0(d). Raised	§ 150,0(c): Wall In wood fr	§ 150.0(b): Loose-	Celling Minimu § 150,0(a): mulati direct o to place	§ 110.8(j): Radian	§ 110.8(i): Roofing	§ 110.8(g): Insulat	§ 110,8(p): Insulat	§ 110.7: Air Leu geskele		§ 110.6(a)5. Labelin	§ 110 E(a)1: Alr Les
gladisig Occiling and Heating Loads Heating and/or occiling boths are solicitied in accordence with ASPRIAE Heatinoid, Equipment, Volume, Applications Volume, and Fundamental Volume, Applications Volume, and Fundamental Volume, SIARCIAN Residential Contlant System from International Standards Monacol, or ACCIA Manual of standards standards and Standards Associations according to Standards Association (ASSOCIATION).	Pilot Lights. Confinuously burning pilot lights are prohibited for natural gas: fan-type central furneces; household codifing espillances (appli- ances without an electrical supply vollage connection with pilot lights that consume tess than 150 Bluffir and exymptity, and pool and spat heaters."	teolation Valves, instantaneous water insalars with an input rating greater than 5.8 KBTU/nr (2 kW) must have loolation valves with hose bibbs or other filtings on both cold water and hot water lines of water heading systems to allow for water tenk flushing when the valves are closed.	Water Heating Recharlation Loops Serving Multiple Dwelling Units. Water heating recipculation topps serving multiple develop units must meat the lat season whe, backflow precention, pump primiting, pump inchalcion welve, and precipculation bog connection requirements of § 110.3(6)5.	The more late. All unitary heating or cooling systems not controlled by a pentral energy management control system (EMCS) must have a setback thermoster."	Controls for fault Pumps with Supplementary Elector Belatismore (seaters, New jumps with supplementary seizibi relations institute must leave control and jumps subject supplementary and in which the must leave control and jumps subject supplementary and in which the success control and jumps subject supplementary supplementary subjects and in success subjects success success subjects success suc	HVAC Efficiency. Equipment must most the applicable efficiency requirements in TABLE 110.2-A through TABLE 110.2-K.	Cartification, Healing, verifixion and sir conditioning (HVAC) equipment, water hosters, aboverheads, faucels, and all other regulated appliances must be eartified by the menufecturer to the Energy Commission.	Space Conditioning, Water Heating, and Plumbing System Measures;	Pilot Light. Continuous burning pilot lights and the use of indoor sir for cooling a frebox jacket, when that indoor air is vented to the outside of the building, are prohibited.	Flue Demper. Marcony or factory-built freplaces must have a flue damper with a readily accessible control."	Combustion fruits. Mesony or fectory-bulk troplaces must have a combustion outside all shallow, which is at least aix square incline in area and security as equipped with a readily accessible, spanishe, and synthistic or combustion-air control device.	Closable Doors. Masonry or loolory-built freplaces must have a closable metal or glass door covering the critic opening of the firebox.	Fireplaces, Decorative Ges Appliances, and Ges Log Messures:	Fenestration Products. Faneshalon, including skylights, separating conditioned space from enconditioned space or outdoors must have a maximum U-factor of 0.55; or the weighted evenage U-factor of all fenestration must not exceed 0.58.*	Vapor Redarder, in Climate Zones 14 and 16, a Cleas I or Cleas II vapor relarder must be installed on the conditioned space side of all insulation in all extense wells, yearled sittics, and universed after each thin particle.	Vapor Relatider, in Climate Zones 1-16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor relatider. This trequirement also applies to controlled ventilation crawl space for buildings complying with the exception to § 150.0(d).	Stab Edge Hastaldon, Side edge riculation must revet all of the following, have a water exception rate for the assistant material electer without fratings, no greater than 0.3%; have a water vapor permeatere no greater than 0.0 permithinks; du protested from physicial damage and UV light debindrating; and, when installed as part of a related value from, meal the requirements of § 110.8(g)).	Raised-Roor Insulation, Minimum R-19 insulation in rated wood Trained Boor or 0.037 maximum U-factor."	Will Installation, Minhum R. 13 Installation in 2A feach record framing wait or have a U-factor of 0.102 or less (R-6 th 7.56 or U-factor of 0.074 or less). Conquia non-framed attentibles must have an overall essembly U-factor not acceeding 0.102, equivalent to an installative/se of R-13 in a most dismost assembly."	Loose-III Insulation. Loose fill insulation must meet the manufacturer's required density for the labeled R-value.	Celling and Braid Proof Installator, Infilmson R52 Invalation in record-name origing or the recignate overage of shape must not exceed 0.043. Minimum R5 for a regulate arrange 1-bacter of 1604 or pean in native conditations. Assessment occurs and shape parameterly attribute insulation using entirelyse or mechanical flasherers. The sitic access must be guidade to prevent oir including, insulation must be insulated in discal comparts with a continuous root or coding which is availed to limit inflashers and continuous appection in § 11 G7, industry but not limited to believing insulation effort undernot before the node doct on the grid exhabit desiration.	Radient Barrier. A rediant burrier must have an emiliance of 0.05 or less and be outlified to the Department of Consumer Affairs.	Redfing Products Solar Reflectance and Thermal Emittance. The thermal emittance and aged solor reflectance values of the roding material must meet the requirements of § 110.80) when the tentileten of a cool roof is specified on the CFTR.	Insulation Requirements for Heated Slab Floors. Heated slab floors must be insulated per the requirements of § 110.8(g).	Insulation Certification by Manufacturers. Insulation specified or installed must meet Standards for insulating Meterial.	Air Leakags. All joints, peneirations, and other openings in the building owelope that are potential cources of air testage must be catulated, gaskeled, or weather stropped.	Field fabricated exterior doors and fenestration products must use U-factors and solar heat gain coefficient (SHGC) values from TABLES 119.5-4 and 110.5-8 for compliance and must be coulled and/or weatherstripped."	Labeling. Fenestration products must have a label meeting the requirements of § 10-111(a).	Air Lealings: Manufactured fenestration, exterior doors, and extensor pay doors must limit air leakings to 0.3 chmiti ^s or less when tested per HERC-400 or ASTM E263 or AAMAMOMASA 101/1.8.2/A46-2011.*

2016 Low-Rise Residential Mandatory Measures Summary

§ 150.0(m)12:	§ 150.0(m)11:	§ 150.0(m)10:	§ 150.0(m)9:	§ 150.0(m)8.	§ 150.0(m)7:	§ 150.0(m)3:	§ (50.0(m)2:	§ 150.9(m)1:	§ 110.8(d)3:	Duch and Fans Measures:	§ 150.0(n)3:	§ 150.0(n)2	§ 150.0(n)1:	§ 160.00)3E:	§ 150.0()3A:	§ 150.0()3:	§ 150.0()2C:	§ 150.0(j)2B;	§ 150.0(j)2A:	\$ 150.0()1:	§ 150.0(n)38:	§ 150.0(h)3A:	6
Air Filteration, Meditanical systems that supply air to an occupiable spece through ducework exceeding 10 feet in length and through a thermal conditioning companent, except evaporative occurs, must be provided with air filter devices that most the design, installation, efficiency, pressure does not all beginn requirements of \$150,00 m/12, pressure does not all the design, installation, efficiency,	Duck System Skeling and Leakagar Feet, Whorn speac conditioning systems use forced air dust systems to supply conditioned air to an conspiciole spares, the ductor treat the sealed and dust leakagas heried, as confirmed through field verification and dispression beginning to the spare of the	Porous Inner Core Flex Duck Porous inner core flex duct must have a non-parous layer between the transform and outer vapor berief.	Projections of instantions, visualition much la protected from dinnings, including that due to buright, increature, appropriat instantianeous, and until standards regregated visualities much translation regregated visualities much translation for condess resolved for control, produced by laminimary, and anti-much provides disabled process. Design for the condess resolved from the	Gravity Ventilation Dampras. Gravity venticing systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all operatings to the outside, except combustion latet and outlet by operating and elevator shall vents.	Backdraft Dampars. All fan systems that exchange air between the conditioned space and the outside of the building must have backdraft or automatic dampers.	Field-Fabricated Duct Systems. Field-fabricated duct systems must comply with applicable requisments for pressure-sensitive tapes, mission, sestions, and other requisments appoilled for duct construction.	Factory-Faithreadd Dact Systems. Foolary-daincated out systems most comply with applicable regularments for duct construction, commoditions, and doubress; plants and essens of duct systems and Seef components must not be sealed with don't back makes in duct the terms unless as only large is justed in don't back makes in abustic and draw basels.	CIRIC Compliantes, All as distribution system dates and planner match to invalid, vasified, and statuted to mark the preferentiation of CIRIC 655011, 2020,	Dueta, firsulation installed on an existing space-concilioning duct must comply with § 504.0 of the California Mechanical Code (CMC). If a contractor firstalls the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.	leasures:	Solar Water-heating Systems. Solar Nation-Heating systems and collecture must be certified and raised by the Solar Pating and Certification Corporation (SRCC) or by a fating agency that is approved by the Executive Orienter.	Recirculating Loops. Recirculating loops serving multiple diretting units must meet the requirements of § 110.3(o)5.	Ges of Propun Systems, Systems using gas are propers estair heaten to seven schild-died solveling units must incide and forte lockness; as 1000 decided inceptional within Start of the version heater; or Gloseph or of V kink, or 3 [198]. Be with shift supply per between the cardial committed and the open when the swall beared the instruction of the open when the swall beared the committed on the large contracts of the special proper shift of the swall beared of the version beared the special proper shift of the special part are performed and complicated and start 200,000 Staffs.	Insultition Protection, insulation covering chilled violar piping and taliagarant suction piping located autide the conditioned space must have a Class I or Class II vapor retarder.	Institution Proinction, institution exposed to weather must be institud with a cover salable for coldoor service. For exemple, protected by aluminum, about must, public deliver, or plantic cover. The cover must be which related and provide at helding from color relation had can cause obgreated on of the material.	Insulation Protection, invulsion must be protected from demage, including that due to surlight, indisture, equipment maintenance, and wind.	Water piping and cooling system line insulation. Pipe for cooling system lines must be insulated as specified in § 150.0§2A. Distribution piping for steam and hydronic heating systems or hot water systems must meet the requirements in TABLE 120.3-A.	Water piping and cooling system line insulation. All domestic hot water pipes that are builted below grede must be included in a water proof and non-crue table cosing or sleeve."	What poling and coeding system that installation. For domination levels or given ping wholey to visit policy or produced, and for belationing road be incubined concerning to improvement of EUEC (1924. A) the first of benefit indicated within post mon the stancing bank, all piping with a recruised dismeter of 194 ton't or larger; all piping associated with a dominatio bat variet recirculation system requiredess of this pipe dismeter. The pipel dismeter is pipeling from the handing source to observe the continuent under piping bank or believes the continuent continuent and a pipeling bank or believes the continuent continuent piping bank of the first pipeling bank of the first pipeling bank or believe to the continuent	Storage Tank Insulation, United to I water tents, such as alongs tanks and backup storage tanks for poter water-besting systems, must have R-12 external insulation or R-15 interest heutation where the Internal insulation R-value is indicated on the exterior of the tank.	Liquid Line Driler, installed air conditioner and heat pump systems must be equipped with liquid line litter orders of required, as apacitied by menufacturer's instructions.	Clearances. Installed el conditioner and heat pamp outdoor condanaing units must have a clearance of at laser 5 feet from the outlet of any dryer went.	2016 Low-Rise Residential Mandatory Measures Summary

§ 110.10(e)2:	§ 110.10(e)1:	§ 110.10(d):	§ 110:10(a):	§ 110.10(b)4:	§ 110.10/b)3B:	§ 110.10(b)3A:	§ 110.10(b)2:	§ 110.10[a]1:	§ 110.10(a)2:	§ 110,10(a)1	Solar Ready Buildings:	§ 150.0(k)6B	\$ 150.0[t/jsA:	§ 150.0(k)5:	§ 150.0p.)4:	§ 150,0(x)3D;	§ 150.0pt/ac:	§ 150.0(t)3B:	§ 150.0(x)3A:	§ 150.0(k)2L:	§ 150.0(k)2K:	§ 150.0(k)2.1:	
Main Electrical Service Panel. The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit brasker for a duture solar electric impliatedon. The reserved space must be; positioned at the appests (local) and from this input feeder localion or	Main Electrical Service Panel. The mein electrical service panel must have a minimum busber railing of 200 emps.	Desumentation. A copy of the construction documents or a comparable document indicating the information from § 110.10(b) through § 110.10(c) must be provided to the occupant.	Interconnection Pelinerys. The construction occurrent must indicate a leading for invertees and melating supplement and a sealmost for making and consist from the contraction of the point of interconnection with the electrical service (or single family reachiness the point of interconnection with the electrical service) for single family reachiness the point of interconnection with the following reachiness of the point of the point of the solar grant of the water-Sequella persons.	Structural Design Loads on Construction Decuments. For ereas of the reof designated as soler zone, the structural design loads for reof designated and roof five load must be clearly indicated on the construction documents.	Bitelling. Any obtinuish sheet on the not or any other part of the fulfing this projects shows a solar zoon must be focused at least tokes the distinct, measured as fine historized plaine, of the height distinctione between the highest point of the obstruction and the increased projection of the nearest point of the schar zone, measured in it has vertical plane.	Shading. The solar zone must not contain any obstructions, including but not limited for vents, chimneys, erchivotanti features, and roof mounted equipment."	Orientation. All sections of the acter zone located on steep-doped roofs must be oriented between 110 degrees and 270 degrees of true north.	idialization. Artial. The sofer zone must live as administratival and as described below. The object zone must comply with sorespectation, sensitive verticities, and queries presented administration to produce the control production. The refer zone below are must be comprised of mass the blane and characteristic best below 5 feet and for production. The sofer zone below are must be comprised of mass the blane and characteristic best below 5 feet and for production below 5 feet and for production below 5 feet and 5 require below 5 feet and 5 require below 5 feet and	Low-rise Multi-family Buildings. Low-rise multi-family buildings must comply with the requirements of § 110.10(b) through § 110.10(d).	Stagk Fashi Paeldenasa. Singk Imaly resistences located in subdivisions with our crear single tanky resistance and where the application (or a joinality audictivition may for the resistances has been deemed comprise by the ordinanter agreeny must comply with the resistances of 4 110.1000 (hough £ 1.10.100).	Mings	Indirior Common Asses of Covertee Multi-Family Recidential Buildings. In to be nice multismity rendenced buildings takes the self-indirior common uses as a single plotfoling qualet immen and 20 persect of this four term, persecutively fourther of principle of the building must. I. Comply relief the despitable separatements in §§ 110.9 (3.91), 130.1 (3.01), and 41.0), and 41.0), and III (a principle of the despitable separatements in §§ 110.9 (3.91), 130.1 (3.01), and 41.0), and 41.0) and III (a principle of the despitable separatement of the despitable principle in contribution of the despitable principle of the despitable of the desp	Intelet Common Asset of Level-te Malk-Family Recidential Braillings. In a law-instantial metadosial building where he loat Inhalor common area in a single building equate 20 percent or level of hooz area, permanenty installed lighting for the holodo common area in the building must be high efficiety luminishing and contributed by an occupient seriod;	Residential Garages for Eight or More Vehiclas. Lighting for residential perking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.	Internally Illuminated address eights, internally illuminated address agns must comply with § 140.6; or must consume no more than 5 watta of power as determined according to § 130.0(c).	Residential Outdoor Lighting, Outdoor lighting for recidential parking lots and residential carports with a total of eight or more vehicles per riter must comply with the applicable requirements in §§ 110.9, 130.0, 130.2, 130.4, 140.7, and 141.0.	Residential Outdoor Lighting. For low-rise residential buildings with four or more dwalling units, outdoor lighting not regulated by § 150.0(t)38 or § 150.0(t)30 must comply with the applicable requirements in §§ 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.	Revidential Oktobor Lighting. Fir plan-tes multilarinity residente buildings, oxborn lighting for princhs palico, entanosa, balscates, and portners and oxborn drighting for regidented proliting but an extended and extended to protect with these them algebra which the property with the oxborn of the providence of the	Residential Geldeer Lighting For eingle-lenity residential buildings, colorous lighting permisently mounted be sectional buildings, or a chare buildings on the seame light continued the section state of the continued between the limit of the continued to the continued the section of the temperature in their furnity of the continued to the conti	laterior Switches and Controls. Undereatinet lighting must be switched separately from other lighting systems.	Interior Switchee and Costrolle. Diminera or vacancy sensors must control of faminetess required to have light sources compilant with Retrieveds Joint Appendix JAA, except tuminetos in closels less than 70 equato feet and tuminatos in hallways."	Interfor Styliches and Controls. In ballrooms, garages, leurstly rooms, and utility rooms, at least one turninate in each of these spaces must be controlled by a vacancy sensor.	2016 Low-Rise Residential Mandatory Measures Summary

Bibliding (Envolope) Membrane (Linkship) Membrane (London) (Linkship) Membrane (Linksh

§ 150.0(k)21:
provides the functionality of a dimitted exception to § 110.9, and contained with all other applicable requirements in § 150.0 (x)2.

TITLE 24 MANDATORY MEASURES



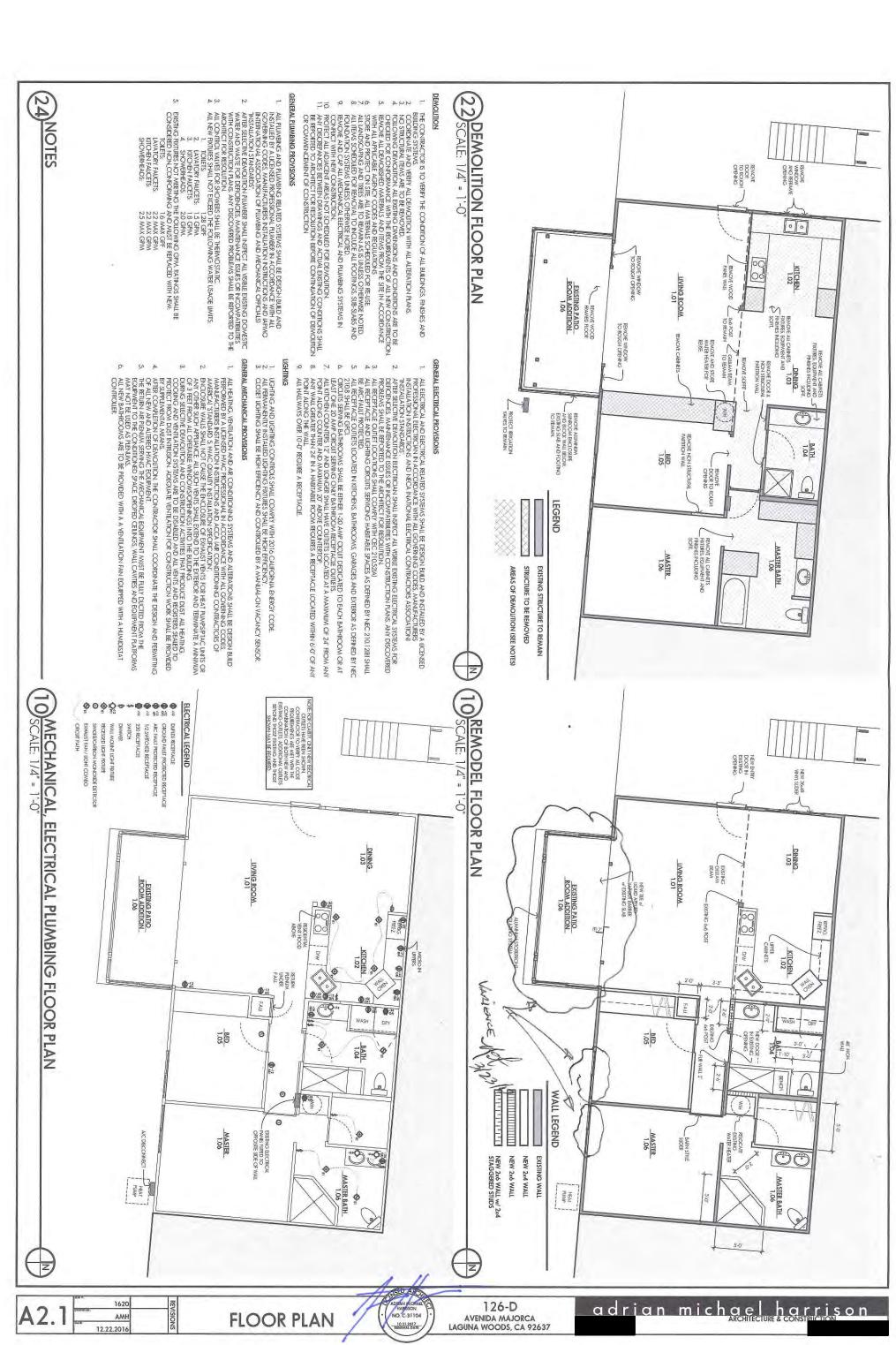
LAGUNA WOODS, CA 92637

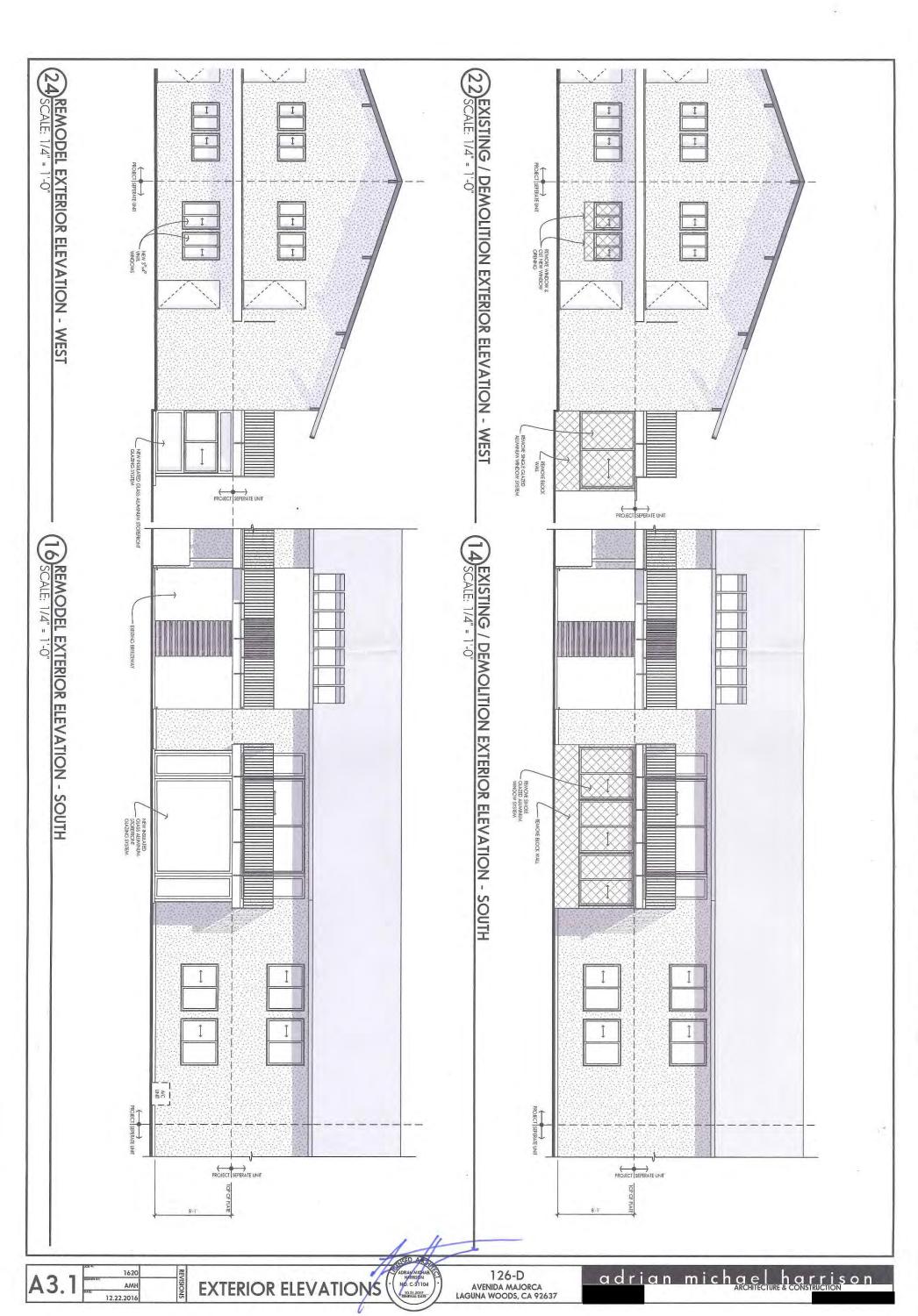
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AMERICAN PRODUCTION BRIDGE AND CONTRICION CONTRICTORY TESPONETIAL PRODUCTION AND THE MANY AND T	CA Building barrier Efficiency Standards. 2016 Residential Compliance April 2016 Prescriptive Residential Alternations That Do Not Require HERS Field Verification CERTIFICATE OF CONFESSATION CERTIFICATE OF CONFESSATION FOR Residential Alternations That Do Not Require HERS Field Verification For Confessation For Confessation CONFESSATION CONFESSATION CONFESSATION CONFESSATION CONFESSATION CONFESSATION CONFESS	Procecupitive Reademiul Alterations That Do Not Require HERS Field Verification CESTRICATE OF CONVENANCE CESTRICATE OF CONVENANCE Procecupitive Reademiul Alterations That Do Not Require HERS Field Verification He Added Verification	Comments Property Property
G0.3 1620 PV SO	TITLE 24 COMPLIANCE	AVENIDA MAJORCA LAGUNA WOODS, CA 92637	adrian michael harrison ARCHITECTURE & CONSTRUCTION

4.201.1 8 5.201.1	Drumon's p. s	4.106.4.2.5	4,106.4.24	4.106.4.2.3 continued	4.106.4.2.3	4.106.4.2.2	4.106.4.2.1		4.106.4.1.1 4.106.4.1.1 continued	4.106.4.1 & 4.106.4.1.1	4,106.4	4.106.2 4.106.3	101.3.1 Pollydar 5 159 301.1.1	SECTION SECTION
Energy efficiency requirements for low-rise residential (Section 4.261-1) and high- rise residential/hosticles (Section 5.261-1) are now in both residential and nonresidential chapters of CALGreen. Standards for residential buildings do not require compliance with levels of minimum energy efficiency beyond those required by the 2016 California Energy Code.	Website: http://www.dd.ica.pos/fibrillaffore/douts/12-415.ndf 2. Sea Velsido Code Section 25511 for EV Jeruging space agenge in off-parking collides and for use of EV charging spaces, anguing space agenge in off-parking collides and off-parking and Reasont (OPP) published a "Zero- Time Governor's Office of Parking and Reasont (OPP) published a "Zero- Emission Velocal governments, readents and businesses. A LANDROW EMPIRICATOR A SOURCEAS OF COMPANY (A) Website: Improvious acoustication of the Company (A) Website: Improvious acoustication (A) Scope Scope	The service penel or subpanel circuit directory state identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the california Electrical Code. Anotes: 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 facilities control devices in California Capatricals of the uniform frame of the Control Devices (California MUTCD)" to provide uniform standards and specifications for all official facilities control devices in California Capatricals of the uniform traffic Control Devices (California MUTCD)" to provide uniform standards and specifications for all official facilities control devices in California Capatricals of the Capatrical Capatri	location of blune of spaces and RC bringing. Construction documents shall also brother information or emperage of future EVSE, receively methods, writing provide information or emperage of future EVSE, receively methods), writing schematics and electrical local documents of the state of the	of the EV space. Construction documents shall identify the receively termination point. The service panel andor subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device. Multiple EV spaces required	Install listed inceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed exhibit, box or enclosure in close proximity to the proposed location.	EV spaces shall be designed to comply with the following: 1. The minimum length of each EV space shall be 18 feet. 2. The minimum width of each EV space shall be 18 feet. 3. One in every 25 EV spaces, but not less than 1, shall also have an 8-foot wide minimum also as 4. A-foot wide minimum also shall be permitted provided the minimum width of the EV spaces is 12 feet. 3. Surface slope for this EV space and also shall be permitted provided in 48 units horizontal (2.083% slope) in any direction.	When Ev charges are installed, Ev spaces required by bection 4:10-5.4.2.2.; Item 3. shall comply with at least of the following politions: 1. The EV space shall be located adjoinnt to an accessible parking space meeting the nequirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space. 2. The EV spaces shall be located on an accessible route to the building, as defined in the California Building Code, Chapter 2.	spaces) capable of supporing future EVSE. Calculations for the number of EV spaces shall be counded up to the nearest whole number. Whose construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV changing. There is no requirement for EV spaces to be constructed or available until EV changing see installed for use. EV changing apace (EV space) locations Construction documents shall indicate the location of proposed EV spaces. At least 1 EV space shall be located in common use areas and available for use by all residents.	directory shall identify the overcurrent protective devices spacetly reserved for future EV changing as "EV CAPABLE." The receivage furnimation location shall be permanently and visibly marked as "EV CAPABLE." EV changing for multifamility devellings. Applies to building siles with 17 or more multilarity develling units constructed on the sile. On the otial number of parking spaces provided for all types of parking facilities, but in no case less than one, shall be elective which developing spaces. (EV but in no case) less than one, shall be elective which de diarging spaces.	Raceway shall not be less than Irade size? I (nominal 1-inch inside dameter) Raceway shall opinate at the main service or subpantel and terminate threa isladd cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. Receives panel and/or subpanel shall provide capacity to install a 40-ampare minimum dedicated branch croud shall and spaces (s) reserved to permit installation of a branch circuit overcurrent protective device. Service panel or subpanel circuit	Comply with section 4:109.4.1 and 4:109.4.2 for future installation and use of EV chargers. Electric whicle supply equipment (EVEE) shall be installed in accordance with the California Electrical Code, Article 62.5. Ecoptions on a case-by-case basis as determined by the Local Enforcing Agency: 1. Where there is no commencial power supply. 2. Verification that meeting requirements will alter the local utility infrastructure design requirements on the utility side of the meet increasing costs to the homeower/developer by more than \$40.00 per rowling unit. Eventaging: 1-8. 2-family dwellingstrownhouses with attached private garages. Install a listed receively to accommodate a dedicated 2002/40-volt branch circuit for each dwelling unit.	Banners denify provisions applying to low-rise only [LR] or high-rise only [RR] Norm water drainage and retantion during construction Projects which disturb less than 1 are to fost and are not part of a larger common plan of development shall menage storm water drainage during construction. Grating and paving Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Exception for additions and alterations which do not alter the existing drainage path.	Addition of the complete of th	RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2017 2016 CALGREEN CODE REQUIREMENTS REQUIREMENTS Scope
	4.504.2.	4.504.22		10	4.503,1	4,410.2	Division 4 = thuildive Mo	4.408.4 4.408.4.1	4,408.2	4.408.1 continued	4.405.7	4.304.1	4,303.2	4.303.1
	Paints and coatings that company to the Air Resources Board Architectural paints and coatings that comply with VOC limits in Table 1 of the Air Resources Board Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories lated in Table 4.504.3 and be deformined by classifying the coatings as Flat, Nordiat, or Nordiat-High Gloss coating, based on its gloss, as defined in subsections 4.5, 1.456, and 4.37, of the 2007 California Air Resources Board, suggested Control Measure, and the corresponding Flat, Nordiat, or Nordiat-High Gloss VOC limit in Table 4.504.3 shall apply.	curipay with rough 1 too pluriation of the use of celement posts compositions (chloroform, ethylene achichoride, methylene chindre, perchiprositylene and thichoromylene), except for aeroso products as specified in Subsection 2 below. It is a product affective, a rand smaller unit is issues of adhesives, and assilant or caulking compounds (in units of product, less packaging, which do not weight more than 1 point and do not comist of more than 16 fulld ounces) shall comply with statewide VICC standards and other requirements, including prohibitions on use of certain boxic compounds, of the California Code of Regulations (CCR), Title 17, commissioning with Section 94507.	Interest and usernatural component operands single powered. The plastic, sheelined or other methods acceptable to the arrival and electronic method acceptable to the arrival of water, dust and debris intering the system may be used. Afterwise, seaforms and caulities and caulities are allowed to the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district, data apply. Adhesives, adhesive bonding primers, adhesive primers, seafants, seafant primers, and caulities admitted bonding primers, adhesive primers, seafants, seafant primers, and caulities and comply with boat or regional air pollution control or air quality management district rules where applicable, or SCA/AMD Rule 1169 VOC limits, as shown in "alless 5,504.1 or 4,504.2, as applicable, scoip products shall also	permanent label indicating they are certified to meet the emission limits. Whoodstoves, pellet stoves and fireplaces shall also comply with all applicable local ordinances. SUNDONNESS ALLOSINANT (POLITURAL CHARGES) Protection during construction At the time of rough installation, during storage on the construction site and until final startup of the three of rough particular and ventilating equipment, all duct and other related air	with the organic waste portion of this section. ###################################	When the requirement of the control	requirement in Socion 4.408.1. **ILEMAL CONSERVATION & RESOURCE CONTINUAL SOCIETY AND A RESOURCE C	materials meet the requirements in Section 4.408, 1. Wasie stream reduction alternative (LR) Projects that generate a cited combined weight of construction and demolition waste disposed in landfills, which do not exceed 3.4 pounds per square foot of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408. 1. Projects that generate a boil combined weight of construction and demolition waste disposed in landfills, which do not exceed 2 pounds per square foot of the building language for the construction and demolition waste disposed in landfills, which do not exceed 2 pounds per square foot of the building language for the construction and demolition waste for the construction of the building language.	Construction waste management plan meeting items: I firmugh 5 in Section 4.408.2. Plans waste management plan meeting items: I firmugh 5 in Section 4.408.2. Plans shall be updated as necessary and shall be available for examination during construction. Waste management company, approved by the enforcing ageing, which can provide verificate governmentation from diverged construction and deprillion waste provide verification.	Documentation is required per Section 4,408.5. Exceptions: 1. Excevated soil and land-clearing debris. 2. Alternative waste reduction methods developed by working with local enforcing agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the positio. 3. The enforcing agency may make exceptions to the requirements of this section when isolated (pilotities are located in areas beyond the head boundaries of the deversion facility.)	Rodent proofing Annular spaces around pipes, electric cables, conduits or other openings in solebolitom plates at extendr walls shall be closed with cement motiar, concrets masonry or similar method acceptable to the enforcing agency to prevent passage of rodents. Todents. Construction waste reduction of at least 55%. Construction and demotion waste in accordance with either Section 4, 408.2, 4,408.3, or 4,408.4, OR meet a more stringent local construction and demotiion waste management portions.	Ourdoor potable water use in landscape areas. After December 1, 2015, new residential developments with an aggregate landscape area equal to or greater than 500 square feet shall comply with one of the following: 1. A local water efficient tandscape ordinance or the current California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent, or 2. Projects with aggregate landscape areas areas than 2500 square feet may comply with the MWELO's Appendix D Prescriptive Compilance Option.	4 303 1.4.2 Lavidory Faucats in Comman and Public Use Areas of Residential Bulldings: 50.5 gpm @ 60 ppin may Public Use Areas of Residential 4 303.1.4.3 Matering Faucats: 51.8 gpm @ 60 ppi; temporary increase to 2.2 gpm discovered us disable default of 1.8 gpm Standards for pulmbing factors and filtings Standards for pulmbing factors and filtings with the increase of 1.8 gpm pulmbing Code, and shall meet applicable standards referenced in Table 1701.1 of the pulmbing Code, and shall meet applicable standards referenced in Table 1701.1 of the	300.119 "Walter Crusities of 128 palifiush" "" " " " " " " " " " " " " " " " " "
700	4,504,4	4.504.3.1	4.504.2.3	703.1	702.2	702.1	CHAPTER 7-	4.507.2	Trision 4 S-	A.506.1	4.505.3	4.505.2.1	4.504.5.1 4.505.2	continued
Children & Schools Program) 3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program 3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program 4. Meet the California Department of Public Health, "Standard Method for the Testing 4. Meet the California Chyladia Copation Chemical Emissions from Indoor Sources Using 5. Environmental Chambers," Version 1.1, February 2010 (elso known as 5. Specification 01350) Compositio wood products Lindoord Authority Chemical Composition Composition Composition Composition Composition Composition Composition Composition Composition Composition Composition Composition Composition Composition Composition Composition Composition Composition Composition Composition Composition Composition	Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring is installed, at least 80% of floor area receiving resilient flooring less than the following: A Producte compliant with the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Corgani Chemical Ensistens from Indoor Sources 19ting Environmental Chambers, Version 1.1, Explanary 2019 (also known as Specification 01350), certified as a CHPS Low-Enniting Material in the Collaborative for high Performence Schools (CHPS) high Performance Products Dalabases 2. Products certified under U. GREENGUARD Gold (commenty the Greenquard	Specimization (1/350) 3. NSF/NISI (4/30 if the Gold level 4. Scientific Certifications Systems Indoor Advantage** Gold Carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Installet's Green Label Plus Program. Carpet and Rug Installet's Green Label Plus Program. Carpet adhesives shall meet the requirements of Table 4.504.1.	locid compounds and ozona depisting substances, in Section 94522(e)(1) and (i)(1) of the CCR, Title 17, commancing with section 94520, and in areas under the jurisdiction of the Bay, Area Air Quality Menagement District shall additionally comply with the percent VOC by weight of product limits of Regulation, 8, Ruise 43. Carpat installed in the building interior shall meet the testing and product requirements of 1 of the following. 1. Carpat and Rug Institute's Grean Label Plus Program 2. California Oppariment of Public Health, "Standard Method for the Testing and Evaluation of Volatife Organic Chemical Emissions from Indoor Sources Using Environmental Schambers," Version 1.1, February 2010 (dest) known as	documents, plants, specifications, builder or installer certification, inspection reports, or other methods acceptable to the local enforcing agency. Other specific documentation or special inspections necessary to verify compliance are specified in appropriate sections of CALGreen. Aerosol paints and coatings Aerosol paints and coatings Aerosol paints and coatings shall meet the Product-Weighted MR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain	Special inspectors must be qualified and able to demonstrate compatence to the enforcing agency in the discipline in which they are inspecting. Documentation of compliance shall include, but is not limited to, construction	systems and equipment by a recognized training or certification program. Examples of accomplable MVAC training and certification programs include but are not limited to the following: 1. State certified apprenticeship programs. 2. Public Limit, training programs before you are specified apprentices. 3. Training programs sponsored by trade, labor or statewide energy consulting or writingtion organizations. 4. Programs sponsored by manufacturing organizations. 5. Other programs acceptable to the enforcing agency.	Exception: Use of alternate design temperatures necessary to ensure the systems functions are acceptable. Not statistic a section instruction of outside a proper institution of HVAC system installers shall be trained and certified in the proper installation of HVAC.	selected using the following prefixed serious serious consultations of populations and control the following prefixed in the set alteriated and the set alteriated and the set alteriated and the set alteriated and control 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 Dud Systems are sized according to ANSI/ACCA 1 Manual D – 2014 (Residential Dud Systems), ASHRAE handbooks or other equivalent design software or methods. 3. Select healing and cooling equipment according to ANSI/ACCA 3 Manual S – 2014.	b) A humidity control may be a separate component to the exhaust fain and is not required to be integral or public to the five and the sequence of the regular study in the regular study in the results of the sequence of th	Each bathroom shall be mechanically ventiliated and shall comply with the following: I. Fans shall be ENERGY STAR compliant and be ducted to farminate outside the building. 2. Unless functioning as a component of a whole house ventiliation system, fans must be controlled by a hundlifty control shall be compared to financial or support of a relative hundlifty controlled by a hundlifty control shall be capable of financial or amaymmum of a flow.	Moisture content shall be determined with either a probe-type or a context-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirement is nicedon in O1 oi. 2. Moisture readings shall be taken at a point 2 feet for the grade-stamped end of each piece to be verified. 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, insulation products which are valid port floor framing. Insulation products which are valid port floor for invalid or floor framing recommendations shall be followed for well-applied insulation products prior to enclosure in wall or floor cavities. Manufacturers' orlying recommendations shall be followed for well-applied insulation products prior to enclosure.	 A 4-inch thick base of 1/2-inch or larger clean aggregate shall be provided with a vapor relarder in direct contact with concreate and a concrete mix design which will address bleeding, shrinkage and curling shall be used. For additional information, see American Concrete Institute, ACI 302/2R-06. Coher equivalent methods approved by the enforcing agency. Coher equivalent methods supproved by the enforcing agency. A stab design specified by a licensed design professional. A stab design apecified by a licensed design professional. Moisture content of building materials. Building materials with wisble signs of wafer dramage shall not be installed. Well and floor framing shall not be enclosed when the framing methods exceed 19% moisture content. 	verification of compliance shall be provided as requested by the enforcing agency, and as required in Section A.SQL.6.1. and as required in Section A.SQL.6.1. Concrete slab foundations or concrete slab foundations required to have a vapor relative slab foundations or concrete slab-on-ground floors required to have a vapor relative by the California Building Code, Chapler 19, or the California Building Code, Chapler 19, or the California Building Code, Chapler 19, or the California Flooring Code, Chapler 19, respectively, shall also comply with at least 1 of the following	Delinition of Composite Wood Products: Composite wood products include hardwood bywood particlessors and medium danelly files/count, "Composite wood products" do not include an attoeard, structural physicod, structural parests, structural composite tumbers, oriented strend bowert, glased terminated timbers, prefebrorated wood Hosts, or frager-placed unitset, all as specified in CCRs, "title 17", Section 93 (20.1 (a). Documentation
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126-D AVENIDA MAJORCA LAGUNA WOODS, CA 92637

1620 AMH 12.22.2016





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 2nd 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

2nd 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 20th, 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 4th, 2018 by our architect Mr. Adrian Harrison

Date: 2/20/19

FEB 21 2019

- 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.
- 5. On June 22, 2018, our 2nd LW HOA Manor Alterations "Approval" was issued by Joel Jimenez VMSIN (ref. 53441) followed by City of LW permit issued May 4th, 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 6th, 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,

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

Address:
Phone:
Fax:
E-mail:
Web:

ATTACHMENT: EMAIL #2

Re: La	aguna \	Woods - 126-D - Variance Request
From:	"Adrian	Harrison"
To:	"Fogg	Gavin" <gavin.fogg@vmsinc.org></gavin.fogg@vmsinc.org>
Ca:	"roger i	linn"

Thursday, May 4, 2017 8:27 AM

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

Address:			
Phone:			
Fax:			
E-mail:			
Web:			

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 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

ATTACHMENT: EMAIL #3

RE: Laguna Woods - 126-D - Variance Request From: "Fogg Gavin" < Gavin. Fogg@vmsinc.org> To: "roger flinn" 3 Files 1 MB Download All PDF 262KB JPG 243KB PNG 834KB 126-D Notice pdf Save Save Save

Thursday, November 8, 2018 4:11 PM

Good Afternoon Mr. Flinn,

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

I 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.

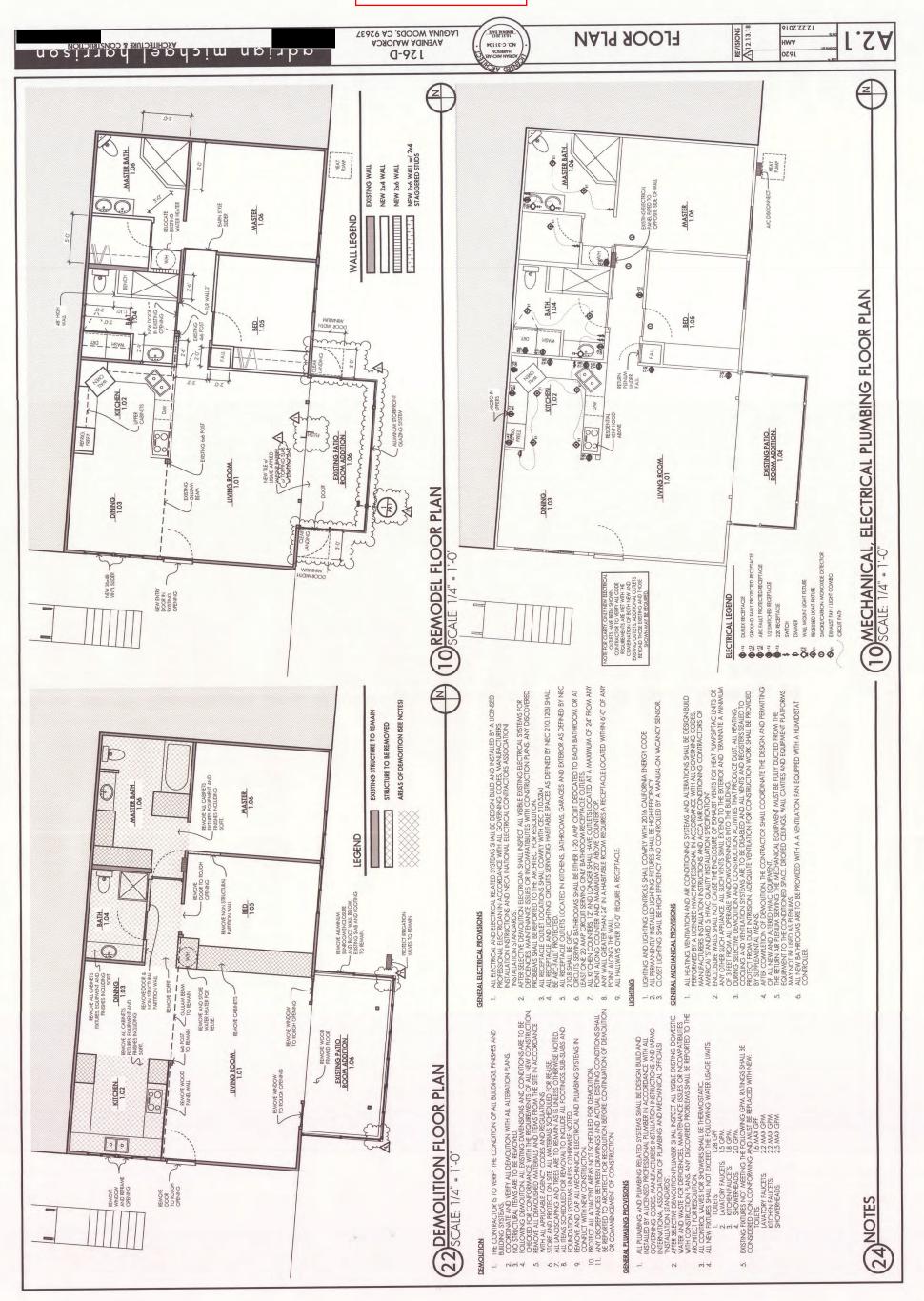
The Variance approval was for the glazing and did not mention any removal of the doors.

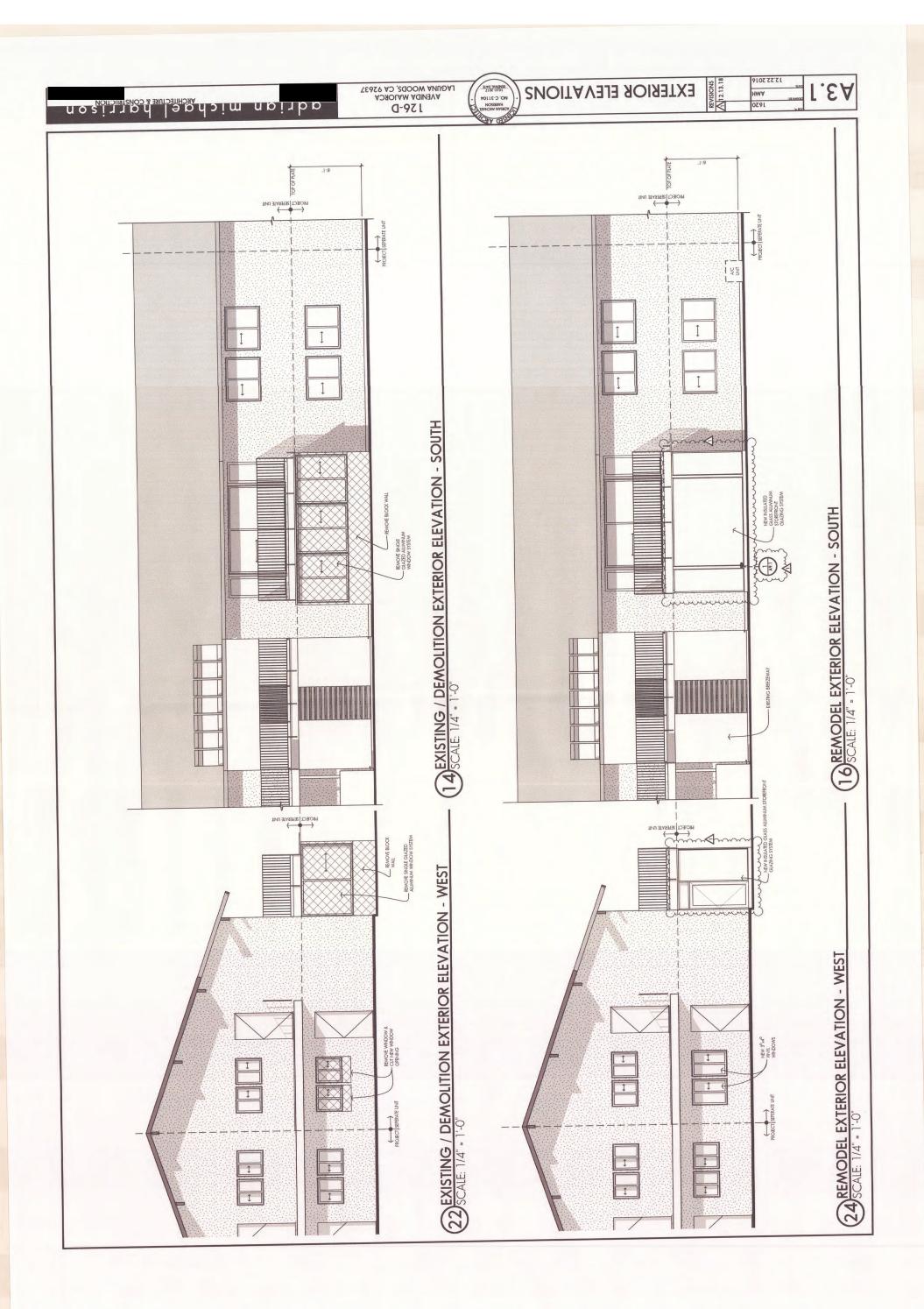
Please can you advise that this is not the case, or if you wish to remove the sliding glass door, please submit a new variance with applicable documents showing title 24 will be met, and you wishing to make the area into a habitable area.

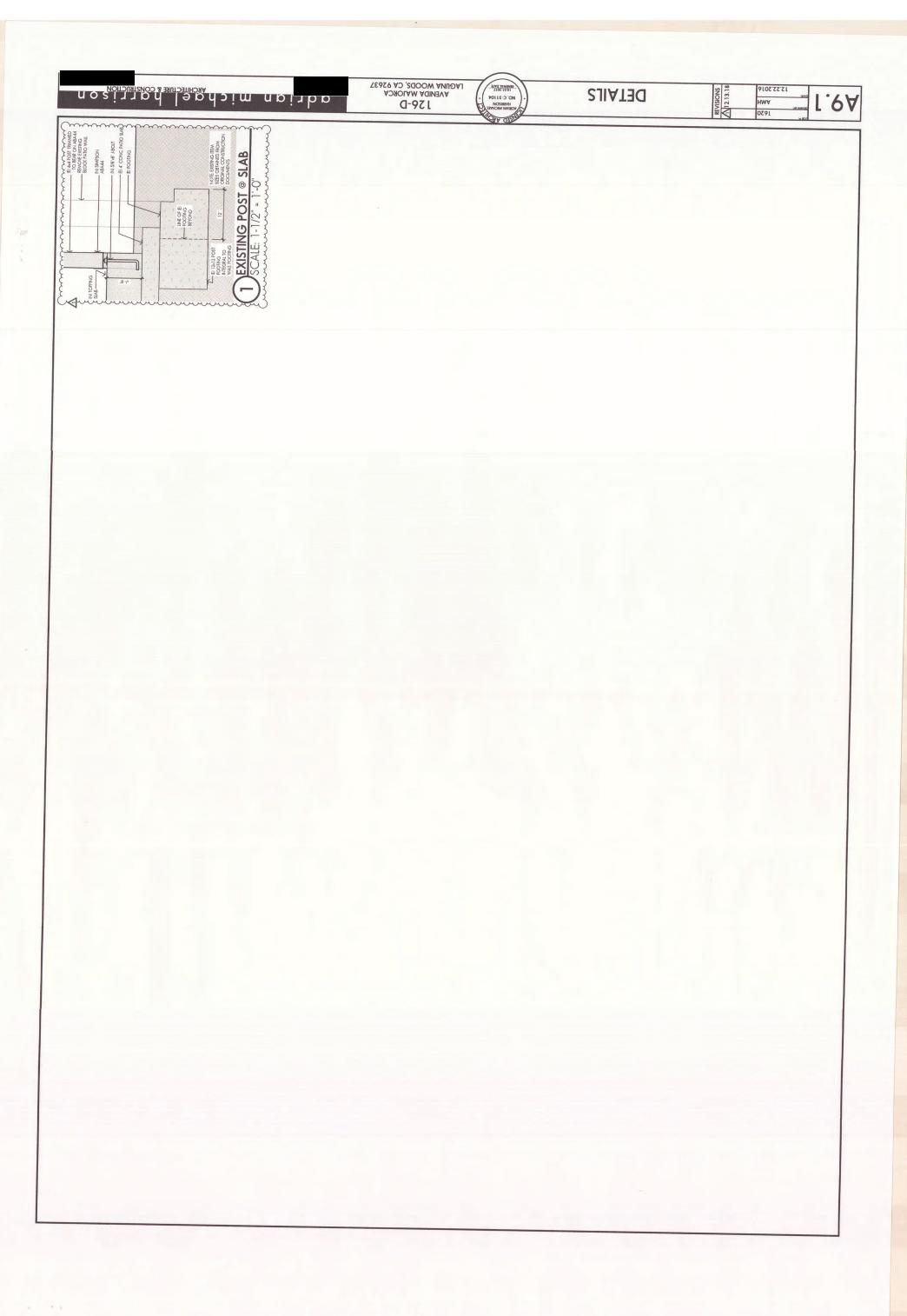
Thank you

Gavin

Gavin Fogg Alterations Inspector II 949-268-2345





























STAFF REPORT

DATE: March 21, 2019

FOR: Architectural Control and Standards Committee

SUBJECT: Variance Request: Mr. Gary W Caracciolo of 836-O (Cadiz, 6A)

Install Stair Lift on Common Area Staircase

RECOMMENDATION

Staff recommends the Board approve the request to install a stair lift on the entry staircase with the following conditions as stated in Appendix A.

BACKGROUND

Mr. Caracciolo of 836-O Ronda Sevilla, a Cadiz style unit, requests Board approval of a variance to install a stair lift at the staircase leading to the entry of his unit.

The staircase is designated as Common Area and shares common walls with Units B, C, O and P.

There is no Standard or Architectural plans on file for such an alteration. Due to the location falling on Common Area, Staff requires Board approval prior to issuing a Mutual Consent for the alterations.

Plans and specifications have been submitted for review (Attachment 1).

DISCUSSION

Mr. Caracciolo is proposing to install an outdoor Acorn model 130-stair lift to provide easier accessibility to his 2nd floor unit located at 836-O. The staircase measures 16' long with 16 risers; the width of the staircase is 53 inches (43" from railing to railing).

The plans submitted, propose installing the stair lift on the right side of the staircase (Unit O's side), using a rail system fastened to the existing steel frame and concrete staircase; no wall penetrations are required.

An electrical outlet will be required in the entry area to Unit 'O' prior to installation. A City permit will be required to ensure building code and that maximum power loads are not exceeded for the unit.

The stair lift operates at a 'whisper quiet' noise level and folds to an approx. 12½" width when not in use at either the top or bottom landing of the staircase.

Civil Code §4600 (b)(3)(F) provides for a Homeowners Association to grant Common Area for the Exclusive Use of a Member to accommodate a disability. Staff recommends approval of the request to install the stair lift.

Additional conditions have been added that require the stair lift to be uninstalled at the owner's cost should the unit be sold or Membership to the unit changes, as well as upon request from the Mutual.

There is currently no open Mutual Consent for Unit 836-O.

A City of Laguna Woods building permit final would verify compliance with all applicable building codes.

A Neighbor Awareness Notice has been sent to Units 835-A, 835-D, 835-N, 835-Q, 836-A, 836-B, 836-C, 836-D, 836-N, 836-P and 836-Q on March 5, 2018, due to sharing common walls, having line of sight, or being potentially affected during construction.

At the time of writing the report, only one response has been received from Unit 'N' in favor of the alteration.

There are three indoor stair lifts installed at Seville (two-story) units within United Mutual. One outdoor unit has been previously approved by the Board by Variance in 2008, located at 212-P (Attachment 3).

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 the alteration requests did not involve providing accessibility to a unit.

All future costs and maintenance associated with the subject alterations are the responsibility of the Mutual member(s) at 836-O.

Prepared By: Gavin Fogg, Alterations Inspector II

Reviewed By: Brett Crane, Permits and Alterations Supervisor

Ernesto Munoz, Maintenance and Construction Director

ATTACHMENT(S)

Appendix A: Conditions of Approval

Attachment 1: Scope of Work

Attachment 2: Variance Request, January 28, 2019

Attachment 3: Photos Attachment 4: Map

APPENDIX A

CONDITIONS OF APPROVAL

- 1. The Alteration Stair lift must be removed upon sale/change of Membership of the unit and all associated costs will be the sole responsibility of the Mutual Shareholders of Unit **836-O**.
- 2. Upon notice from a representative for Unit 836-P or United Mutual, the stair lift may be required to be removed temporally within a reasonable time to accommodate maintenance or accessibility needs of the neighboring unit. Any costs incurred will be the responsibility of the Mutual Shareholders of Unit 836-O.
- 3. No improvement shall be installed, constructed, modified or altered at Unit 836-O, ("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 Shareholders ("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.
- 4. A Variance for Alterations has been granted at 836-O for Installing Chair Lift on the exterior staircase, 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.
- 5. All costs for maintenance, repair, renovation, replacement or removal of the improvement, present and future, are the responsibility of the Property's Shareholder at **836-O** and all future Mutual Shareholders at **836-O**.
- 6. 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.

- 7. 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.
- 8. A City of Laguna Woods permit may be 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.
- 9. 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.
- 10. Shareholder hereby consents to and grants to the Mutual and the Maintenance and Construction Department, 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 Department, 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.
- 11. 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 (http://www.lagunawoodsvillage.com) in place to admit contractors and other invitees.
- 13. 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.
- 14. 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.
- 15. 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.
- 16. 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.
- 17. 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.
- 18. 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.

- 19. 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.
- 20. 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.
- 21. 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.
- 22. 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.
- 23. Dumpsters must be ordered from the approved City of Laguna Woods waste hauler and must be maintained at all times.
- 24. A portable bathroom is approved for placement at the location identified by Security Staff by calling 949-580-1400.
- 25. 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.
- 26. Violations of the forgoing conditions or the Mutual's Governing Documents (See http://www.lagunawoodsvillage.com), 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.
- 27. 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.

Scope of Work, Dwelling and Site Information

Customer Information:

Gary Caracciolo 836 Ronda Sevilla Unit O

Dwellings

2 Dwellings

Configuration:

Right Hand Straight (Standing at the bottom, looking up)

Scope of Work:

Installation of an Acorn Model 130 Stairlift on the exterior steps located at address above.

Unit is affixed to the tread of the steps.

Unit is plugged into an existing 110 outlet to charge 2 each 12 volt batteries. Upon approval, the Installation will be completed in one day and will take approximately 3 hours.

Minimum Width:

53 Inches Steps –15 Risers

Staircase Angle:

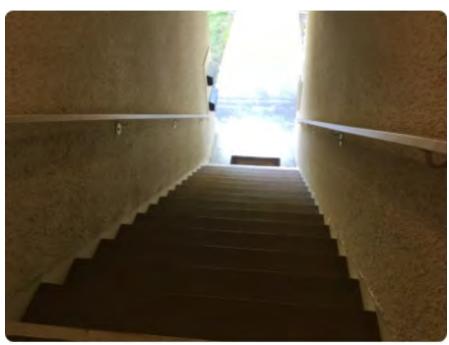
34.0 degrees

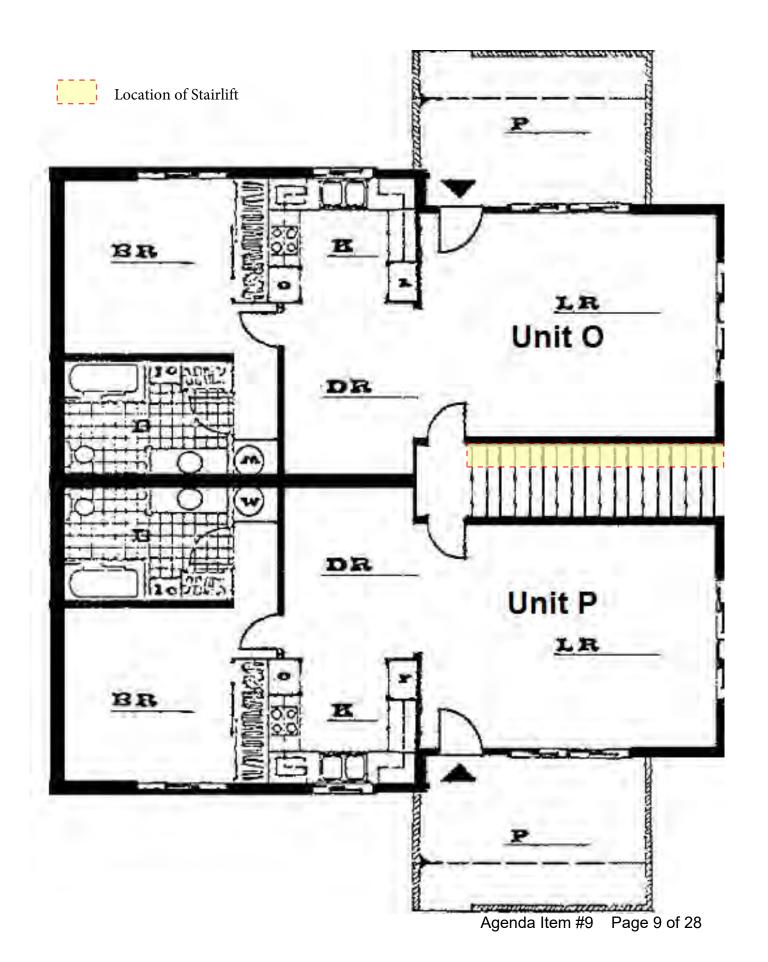
Step Construction:

Concrete

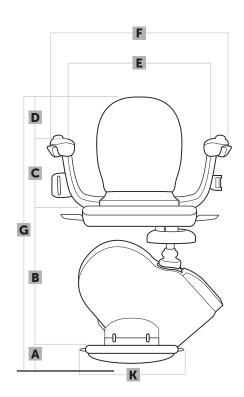
Gary Caracciolo, 836 Ronda Sevilla, Unit O,

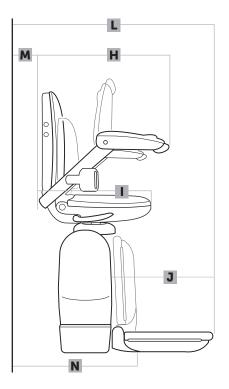






Acorn 130 Superglide / Outdoor







Short seat post	40-55
Standard seat post	29-55°
Tall seat post	23-55°

Outdoor 130 Standard seat post 27-55° Hinge Section 130 (indoor only) Manual hinge folds back 130°

Maximum Rail Length

10 metres 394 inches

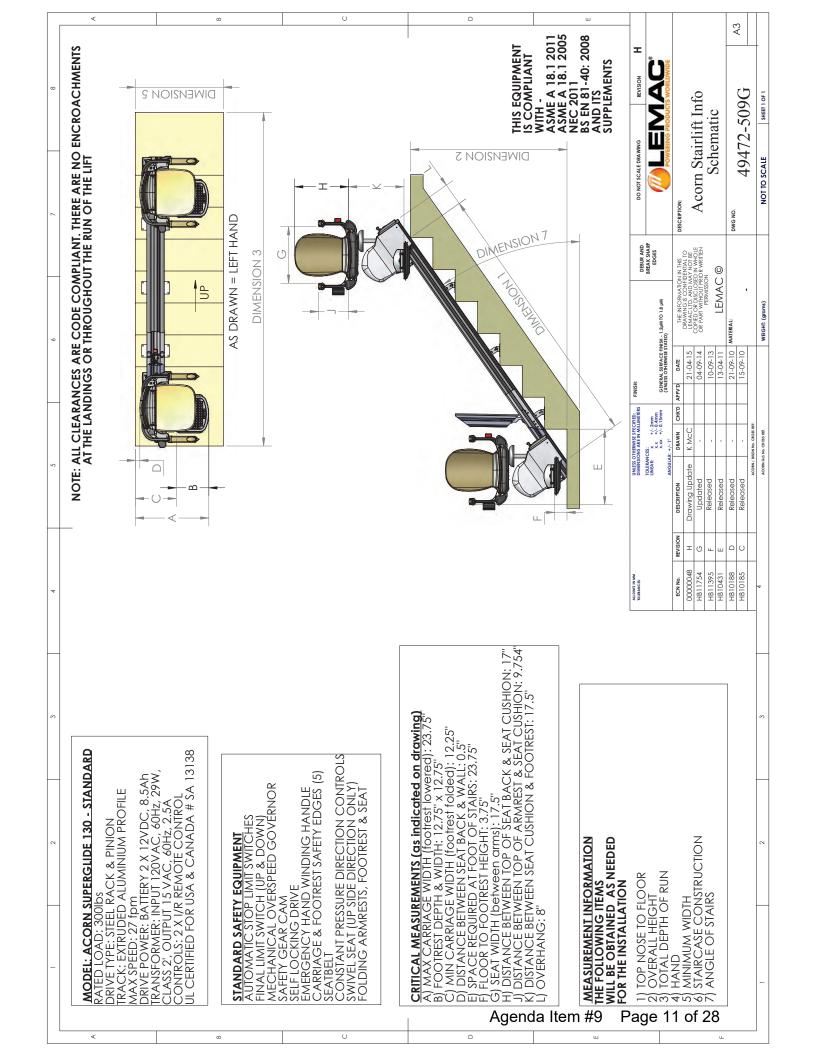
Specifications

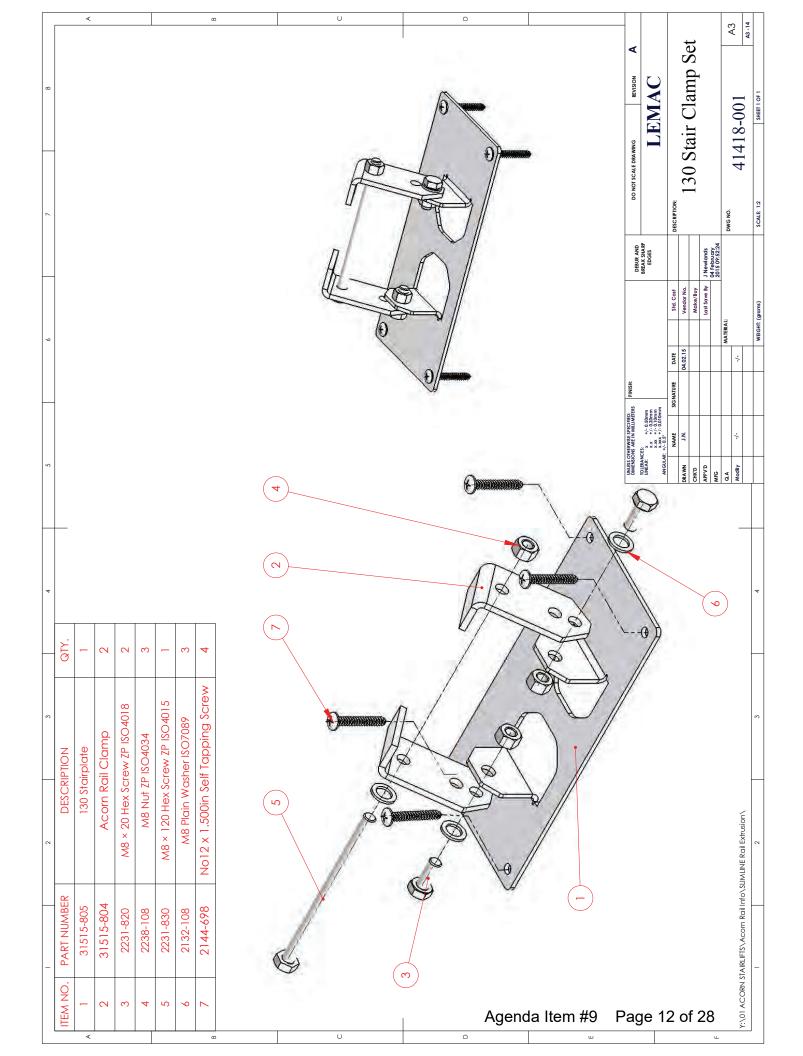
Dim	ensions	mm	inch
A Flo	oor to top of footrest	95	33/4
B To	op of footrest to top of seat (Short) (Tall)	445 (410) (505)	171/2 (161/4) (193/4)
C To	op of seat to top of arms	250	93/4
D To	op of arms to top of seat back	190	71/2
E W	lidth between armrests (Wide arm version)	445 (495)	17¹/₂ (19 ¹ / ₂)
F O	verall width	605	233/4
G O	verall height to floor	980	381/2
H Le	ength of arms from seat back	470	181/2
I Le	ength of seat base from seat back	435	17
J Le	ength of footrest	325	123/4
K W	lidth of footrest	310	121/4
L Fre	ont of footrest to stringer	570	221/2
M Ba	ack of seat to stringer	13	1/2
N Fo	olded width	310	121/4
O M	inimum width required to swivel at top	670	261/4
P Di	istance from front of rail to stringer (Wide arm version)	215 (240)	8½ (9½)

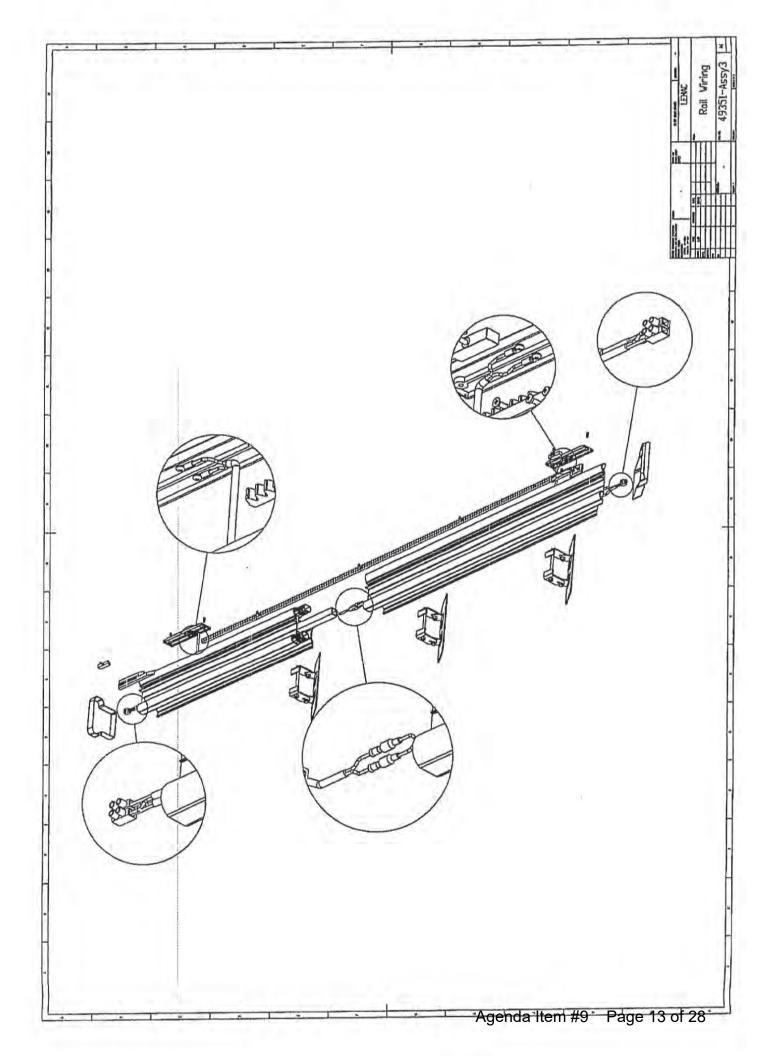
Power supply input range 120 - 240v AC Carriage power 24v DC batteries Motor Power 0.25KW Method of Drive Rack and Pinion Maximum Capacity 127kgs (19.9st) (300lbs)*

Maximum Capacity HD version 159kg (25st) (350lbs)*

Motor Output Speed No greater than 0.15 m/s







QUICK USER GUIDE 130 STRAIGHT

This is a quick start reference guide to help get you started using your Acorn 130 straight stairlift.

It is important for your safety that you study the User Manual to completely familiarise yourself with your stairlift.







OPERATING THE LIFT

- **1** Press the switch towards the stairs to go up.
- **2** Press the switch away from the stairs to go down.



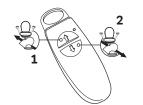
REMINDER - THERE IS A 2 SECOND DELAY ONCE THE TOGGLE OR REMOTE IS PRESSED BEFORE THE LIFT STARTS TO MOVE.

BOTH ARMS MUST BE COMPLETELY DOWN FOR THE STAIRLIFT TO OPERATE.

IMPORTANT - MAX WEIGHT USED ON LIFT IS 300 LBS. AND 350 LBS. ON HD MODEL. EXCEEDING WEIGHT LIMIT CAN RESULT IN SERIOUS INJURY.

REMOTE CONTROLS

- **1** Press the up arrow for the lift to go up.
- **2** Press the switch away from the stairs to go down.



IN CASE OF UNEXPECTED STOP

*In the unlikely event that a problem should occur:

- **1** When home alone using the stairlift we recommend that you carry a cell phone and alert others if you need help.
- 2 Remain calm on the stairlift making sure that both arm rests are down.
- **3** It is a good practice to ask someone else to help you troubleshoot.
- 4 Release the direction controller on the arm rest and press again in the DOWN direction.
- 5 If you must disembark for any reason: turn the seat, depressing the seat swivel lever allowing the lift to face the staircase. Release handle and lock the seat in place for a safe exit.

IF THE STAIRLIFT FAILS TO OPERATE, PLEASE REMAIN CALM AND ALERT OTHERS BEFORE ATTEMPTING TO DISEMBARK THE STAIRLIFT.

SWIVEL SEAT At the top of the stairs push down on the lever to swivel the seat. Seat will lock at 45° and 90° when handle is released. The seat must be swiveled back into position to operate. REMINDER - MAKE SURE THE SEAT IS LOCKED INTO POSITION FACING AWAY FROM THE STAIRCASE BEFORE GETTING ON OR OFF THE STAIRLIFT.

IMPORTANT INFORMATION FOR USERS WITH A MANUAL HINGE

Using the remote control, move the lift up to an intermediate charge point if fitted or the top charge point. Once completed, manually lift the hinge to allow access through the doorway that was obstructed.



The Acorn 130 Outdoor Stairlift



This Acorn Stairlift is the perfect solution for anyone who struggles with their patio or porch steps. With all of the same features as the Acorn 130 Stairlift, the Acorn Outdoor stairlift is weather sealed to International Protection Code IP55 to protect it from the elements. While regaining access within your home is top priority, it's equally important for you to enjoy the freedom of being able to go outside your home to a garage, front porch, or patio.

Any Outdoor Need

The Acorn 130 Outdoor Stairlift can be used for virtually any outdoor application, such as front entry steps, patios, decks, steps to and from a garage, and even to a boat dock or landing.



Waterproof Cover

Enjoy the home you love, both inside and out. The Acorn 130 Outdoor Stairlift is weather proof and comes with a durable, waterproof cover for extra protection.



3

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As Easy as a Touch of a Button

Acorn Stairlifts are simple to use. We've engineered paddle switches at the end of each arm rest that control the movement of the stairlift. The ergonomic design of the armrests, coupled with the easy touch paddle switches, make it easy to use by anyone with dexterity challenges. There is a paddle switch on each arm rest so you can operate the stairlift with either your left or right hand.



Paddle Switches

2 One-Touch Remote Controls

Another way to control the stairlift is with our one-touch remote controls. For extra convenience we provide 2 wireless remotes with every lift, one for the user and one for anyone who maybe assisting those on the stairlift.



Acorn 130, Remote Control

Safety Sensors

With 12 safety sensors located throughout critical areas of the stairlift, you and your loved ones will never need to worry. Safety sensors on the footrest and carriage stop the lift automatically should there be any obstruction on your staircase.



Acorn 130, Safety sensors on footrest

Retractable Safety Belt

Safety belts are important to keep you safe and secure during the stairlift operation. They provide peace of mind by ensuring that whoever is using the stairlift will never need to worry. Safety belts are standard on every Acorn Stairlift. They are easy to use and conveniently retract automatically.



Secure, retractable Safety Belt

Acorn 130 Straight Stairlift

- 1 Footrest Up
- 2 Footrest Down
- 3 Footrest Under
- 4 Upper Arm Interlock
- 5 Lower Arm Interlock
- 6 Seat Interlock
- Upper Safety Cover
- 8 Lower Safety Cover
- 9 OSG Overtravel
- 10 3 Limit Switches



Advanced Safety Features





At Acorn Stairlifts, safety is our top priority. This is why we've made sure every stairlift includes all the safety features needed to ensure you and your loved ones are protected on or around the stairlift.

One of the most important safety features on all Acorn Stairlifts is the "soft-start" and "soft-stop" function. This feature uses advanced programming to ensure a safe and comfortable ride by providing a gradual and smooth start and stop of the stairlift every time it is used.

ATTACHMENT 2



MANOR #_	836-6
X ULWM	☐ TLHM

	Variance Request For	rm SA 2134475
Model: CADIZ	Plan: 6A)	Date: 1/28/19
Member Name: OARY CARACCIOL	Signature Sur	
	ne water	
Contractor Name/Co:		

Mailing Addiess.							
to be used for official 3333 correspondence)	MICHELSON	DR.	Ste	420	IRVINE.	CA	92612
				-	,		,

escription of Proposed Variance Request C	DNLY:
STAIR LIFT	
	NO FED
	MEGELVE
	JAN 2 8 2019

Dimensions of Proposed Variance Alterations ONLY:		
	*	

FOR OFFICE USE ONLY

DESCRIPTION TO	DATE RECEIVED: 1-28-19	Charlett JOLES I	ev. Il
RECEIVED BY:	DATE RECEIVED: 17 20 17	_Check#_TOTA_E	51:

Alteration Variance Request	Complete Sul	omittal Cut Off Date:
Check Items Received: □ Drawing of Existing Floor Plan	Meetings Sched Third AC&S Com	mittee (TACSC):
 □ Drawing of Proposed Variance □ Dimensions of Proposed Variance □ Before and After Pictures 	United M&C Com	mittee:
D Other:	□ Denied	□ Approved
	□ Tabled	Agenda Item #9 Page 20 of 28

January 24, 2019

To whom it may concern,

Mr. Gary Caracciolo is a patient in my Pulmonary Practice at Kaiser Permanente in Orange County. He has chronic hypoxemic respiratory failure and is severely disabled and dependent on home oxygen. Due to his pulmonary disease, he has great difficulty with exertion and has great difficulty with climbing stairs and steps. He is seeking to install a stair lift to improve his symptoms and mobility. Please give strong consideration his request.

Please feel free to contact me if you have any questions or concerns.

Sincerely,

Edwardo Torres, MD, FCCP

Pulmonary and Critical Care Medicine

Kaiser Permanente, Orange County



Linda OMalley

Fw: ada 1 message

GaryC To: Sat, Jan 26, 2019 at 12:03 AM

From: GaryC

Sent: Saturday, January 26, 2019 12:00 AM

To: Gary Caracciolo Subject: ada

The Fair Housing Act requires owners of housing facilities to make reasonable exceptions in their policies and operations to afford people with disabilities equal housing opportunities. For example, a landlord with a "no pets" policy may be required to grant an exception to this rule and allow an individual who is blind to keep a guide dog in the residence. The Fair Housing Act also requires landlords to allow tenants with disabilities to make reasonable access-related modifications to their private living space, as well as to common use spaces. (The landlord is not required to pay for the changes.) The Act further requires that new multifamily housing with four or more units be designed and built to allow access for persons with disabilities. This includes accessible common use areas, doors that are wide enough for wheelchairs, kitchens and bathrooms that allow a person using a wheelchair to maneuver, and other adaptable features within the units.



Virus-free. www.avg.com



Attachment: 3









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Agenda Item #9 Page 26 of 28



Attachment: 4





Agenda Item #9 Page 28 of 28



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.
- **2.2** Gutters must be a minimum 5" wide, measured at the top.
- 2.3 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.
- 2.4 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.
- **2.5** Gutters are required to slope one inch for every 20 feet toward the downspout.
- **2.6** 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.

- 2.7 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.
- **2.8** Hidden hangers and spikes are required to be spaced at a minimum of 30 inch.
- 2.9 All penetrations must be properly sealed. Exposed wood must be properly primed and painted to match the existing paint of the building.
- 2.10 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.
- **2.11** 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.
- 2.12 The ends of downspouts must drain into a proper drainage system such as a drywell, onto pavement or a splash block that routes the water at least three feet downhill from the foundation of the building and onto properly graded soil. Downspouts are prohibited from draining directly onto a roadway and/or into the storm drain system.

Permits and Alterations Division **Mutual Consents Report**

United Mutual



Mutual Consents 76 69 61 46 66 36 Alterations 176 161 130 132 144 94 Mutual Consents 111 59 62 74 61 50 Alterations 304 103 136 197 161 151									
Mutual Consents 76 69 61 46 66 36 36 Alterations 176 161 130 132 144 94 94 Mutual Consents 111 59 62 74 61 50 7 Alterations 304 103 136 197 161 151 151			September	October	November		January	February	Total
Alterations 176 161 130 132 144 94 Mutual Consents 111 59 62 74 61 50 7 Alterations 304 103 136 197 161 151 1	70000	Mutual Consents	9/	69	61	46	99	36	354
Mutual Consents 111 59 62 74 61 50 Alterations 304 103 136 197 161 151 1	Opened	Alterations	176	161	130	132	144	94	837
Alterations 304 103 136 197 161 151	רייטוט	Mutual Consents	111	29	62	74	61	20	417
	Closed	Alterations	304	103	136	197	161	151	1052

* One Mutual Consent may contain multiple individual Alterations