



Alternate Heat Source Policy for Alterations

Resolution 03-20-65; Adopted August 18, 2020

I. Definitions

A. Original Heat Source

As related to this policy, an Original Heat Source is defined as a radiant heat system within the original manor ceiling, specifically excluding operational controls such as thermostat fixtures.

B. Alternate Heat Source

As related to this policy, an Alternate Heat Source is defined as an approved heat source installed in place of either the original radiant ceiling heat or a Mutual-installed replacement heat source.

C. Alteration Heat Source

Any replacement heat source installed by a Member (or any predecessor of the Member) is defined as an alteration for which the Member is solely responsible in accordance with the Mutual's alteration policies.

II. Determination Of Heat Source Failure/Safety Hazard

A. Determination of Heat Source Replacement Unit

1. The Mutual shall be responsible for determining when one or more heat source(s) within a unit require a replacement to comply with Section III of this policy.
2. The Mutual will evaluate and determine on a case by case basis at the time of review, the best suited heat source for the room requiring a replacement.

III. Alteration Heat Source Replacement Units

A. Alteration heat sources must comply with all applicable current laws, ordinances, codes and regulations as confirmed by the City of Laguna Woods.

1. Due to size and heating requirements, the standard replacement heat source for a bedroom shall be a hard wired wall heater on a dedicated circuit.

2. Due to size and heating requirements, the standard replacement heat source for a living/dining area shall be a heat pump.
3. A Central HVAC system may service each of the areas listed above to satisfy the replacement requirement.
4. Due to the lack of an approved Building Code compliant procedure for repairing a radiant heat system, repair or the Original Heat Source is prohibited.

IV. Replacement Responsibility of Original Heat Source

A. Disabling Radiant Heat System

1. The Member is responsible to ensure the compromised radiant heat system has been disconnected from the corresponding thermostat. The Member is required to obtain applicable Mutual Consents and City of Laguna Woods Permits for the work performed.

B. Maintenance and Repair

1. In accordance with Mutual alteration policies, the new heat source will be deemed to be an Alteration Heat Source for which the Member shall be solely responsible, including the performance and costs of maintenance, repair and replacement thereof.