

THIRD LAGUNA HILLS MUTUAL

SECTION 22 PATIO AND BALCONY COVERS ALUMINUM AND VINYL

JANUARY 1989

REVISED JANUARY 2003, RESOLUTION 03-03-08

REVISED JANUARY 2008, RESOLUTION 03-08-08

GENERAL REQUIREMENTS REVISED APRIL 2011, RESOLUTION 03-11-49

REVISED AUGUST 2013, RESOLUTION 03-13-83

1.0 GENERAL REQUIREMENTS

- 1.1 **PERMITS AND FEES:** A Mutual permit is required for all alterations to the building. A City of Laguna Woods permit may be required. All fees for both Mutual and City permits shall be paid for by the Member and/or his or her contractor. Member and/or his or her contractor must provide the Permits and Inspections office with City permit number(s) prior to beginning work.
- 1.2 **MEMBERS' RESPONSIBILITY:** The Member is solely responsible for the maintenance, repair, and/or removal of all alterations to the building.
- 1.3 **CODES AND REGULATIONS:** All work shall comply with all applicable local, state, and federal requirements including, but not limited to, the current edition of the National Electric Code (NEC).
- 1.4 **WORK HOURS:** No work shall commence prior to 7:00a.m. and no work shall be permitted after 6:00p.m. Monday through Friday. Work on Saturday shall be permitted from 9:00a.m – 2:00p.m. for work which results in construction-related noise (e.g. cutting tile, hammering, use of power tools). For work that does not result in excessive noise, such as painting and carpet installation, permitted hours are 7:00a.m. – 6:00p.m. No work whatsoever shall be permitted on Sunday.
- 1.5 **PLANS:** The Member applying for a permit shall provide to the Permits and Inspections office a detailed plan(s) for approval indicating all work to be done, i.e., size, location, description and specifications.

- 1.6 **DUMPSITES:** The premises shall be kept free of accumulation of waste materials and/or rubbish caused by construction work. The Member and/or his or her contractor is responsible for removal of debris and excess material and must leave work areas "**BROOM CLEAN**" daily. **USE OF COMMUNITY DUMPSITES FOR CONSTRUCTION RELATED DUMPING IS NOT PERMITTED.** Contractor's or Member's dumpsters, if required, must have location approved by the Permits and Inspections office.
- 1.7 **CONTRACTOR:** Installation must be performed by a California licensed contractor of the appropriate trade.
- 1.8 **CONTRACTOR'S CONDUCT:** Member's contractor's, their personnel, and sub-contractors shall refrain at all times from using profanity, abusive or loud language, and must wear shirts at all times. Radio, MP3, CD or cassette players are not permitted on the project site. Contractor personnel will, at all times, extend and exhibit a courteous demeanor to residents.

2.0 **DEFINITIONS**

- 2.1 Patio: A paved area that adjoins the manor at ground level, which does not serve as a walkway or landing.
- 2.2 Balcony: A platform that projects from the wall of a manor and is enclosed by a parapet or railing.

3.0 **BUILDING TYPES**

- 3.1 Aluminum or vinyl patio covers will not be allowed in Casa Palma, Casa Sienna, Casa Lorenzo or Casa Monaco.

4.0 **APPLICATIONS**

- 4.1 All patio and balcony covers must be built as per standard plan drawings. The maximum allowable overhang dimension will be 6 inches to accommodate the flat roof's incorporated gutter system. See Section 5.0 for exceptions.
- 4.2 Patio cover roofs shall not extend beyond the height of an existing 8 foot tall patio wall.
- 4.3 Patio covers will span only the patio area as defined by the patio slab, wall or as indicated on the standard plan drawing. Balcony covers will span the entire width of the balcony.

- 4.4 Covers may be installed over atriums such that the minimum open area of the atrium is left open and unobstructed as per building code requirements. The cover may not extend above the height of the existing walls.
- 4.5 Posts shall be of aluminum or vinyl including alumawood and vinyl-clad materials. Plant-ons are optional, but if installed must be of aluminum or vinyl fabrication, including alumawood and vinyl-clad materials. Headers must also be of aluminum or vinyl fabrication, including alumawood and vinyl-clad materials.
- 4.6 All posts for patio covers must be anchored to the concrete slab and be located on or inside of block walls if any. Attachments to block walls must meet all building code requirements.
- 4.7 All posts on balcony covers must be anchored to the balcony deck in accordance with all building code requirements. All penetrations must be sealed to prevent moisture intrusion into balcony deck.
- 4.8 Plastic panels as produced by the manufacturer may be installed per approved specifications as outlined by the manufacturer's recommendations. No corrugated non-structural panels will be allowed. Only those covers with state approved engineering specifications will be accepted.
- 4.9 Plastic skylight panels, as produced by the manufacturer, may be installed per approved specifications as outlined by the manufacturer's recommendations.
- 4.10 Color options for aluminum materials are factory-finished white, almond, or anodized bronze. Color options for vinyl materials are white, taupe or tan.
- 4.11 If access to existing downspouts is blocked, then new downspouts of similar design, material and quality must be installed and painted the appropriate color. Downspouts shall not empty into other patio areas or hinder maintenance in any way.

5.0 PATIOS OVER WHICH A BALCONY EXISTS

- 5.1 Patio covers may not extend beyond the original construction footprint of a manor that lies beneath a balcony, exclusive of the required 6" overhang for the incorporated gutter system.

- 5.2** Flat roofs may not replace existing eyebrow covers if the enclosure extends beyond the original construction footprint.
- 5.3** Existing flat roofs may be replaced with a flat roof of equal or lesser size.
- 5.4** The color of the patio cover roof surface must be factory-finished almond. Almond colored caulking shall be used and the width of the caulk lines shall be kept to a minimum.