



## **SECTION 47 BATHROOM SPLITS**

JANUARY 2018, RESOLUTION 03-18-22

### **1.0 GENERAL REQUIREMENTS**

See Alteration Standard Section 1.0 General Requirements

### **2.0 APPLICATIONS**

- 2.1 Bathroom splits are prohibited in Manors with two bathrooms.
- 2.2 Manors with two bathrooms may reconfigure walls and doors only within the same foot print.
- 2.3 Manors with one full bathroom may split bathroom into two bathrooms as follows:
  - a. The original footprint may be extended up to three feet, in one direction.
  - b. The extension of a bathroom footprint may not involve a load bearing wall or supporting columns.
  - c. The extension of a bathroom footprint may not extend into adjacent hallways.
- 2.4 Prior to connecting into any plumbing work, the **waste line is to be inspected by the Mutual at the Member(s) expense.**
- 2.5 Detailed architectural or engineered plans, including plumbing plans for all piping for bathroom split alterations, shall be submitted to the Alterations Division for approval. These plans shall include: pipe penetrations, location of plumbing connections and vents, pipe sizes, and types. As-builts shall be submitted if any changes are made to the approved plans.
- 2.6 Sewer line connections will consist of a minimum 2" waste line tied into a minimum 2" waste line. All exposed existing cast iron waste lines and connections shall be replaced with ABS.
- 2.7 All water supply lines shall be of Type M copper; minimum 1/2" diameter.
- 2.8 All pressure lines shall be securely strapped to prevent movement or knocking.
- 2.9 All piping in bathrooms with adjacent Manors shall be insulated for sound reduction, including penetrations thorough framing.



2.10 The Mutual Member assumes all responsibility for any damage that may occur due to construction.

### **3.0 ADDITIONAL REQUIREMENTS FOR INSTALLATIONS**

3.1 Alterations involving common walls shall be fire rated per current California Building Code.

3.2 All exhaust fans must be installed per the Exhaust Fan/Vent Installation Standard.

3.3 All penetrations through walls shall be properly sealed to prevent water intrusion.

3.4 The waterproof integrity of the roof, including the selection and use of appropriate flashing and sealers, must be maintained.

3.5 Roof tie-ins for vents on PVC Cool Roofs must be made by an approved roofing contractor. A Roofing Contractor Verification Form will be required prior to the issuance of a permit.

3.6 Cutting or altering roof trusses for the installation of vents in attic spaces are strictly prohibited.

### **4.0 OBLIGATIONS**

4.1 Member is responsible for damages to roof or other structures caused by any alteration.

4.2 The Mutual Member is responsible for, and will bear all costs associated with clean-up or repair of Mutual owned or controlled property made necessary by or resulting from the alteration.