

10. CONSTRUCTION REGULATIONS

Statement of Purpose

The following rules are intended to clarify the duties and responsibilities of Owners who intend to make alterations to their condominium Units as otherwise defined and permitted by the 2020 Lincoln Park West Condominium Declaration of Ownership, Definition 1.07, Common Elements; Definition 1.12, Limited Common Elements; Definition 1.24, Unit; Article IV, Ownership of Common Elements; Article V, Use, Maintenance and Operation of Common Elements; Article VI, Improvements, Alterations or Additions, Paragraph 6.02, *By Unit Owners*. Where any conflict may arise between these rules and the language of the Declaration of Ownership, the Declaration shall govern. These rules provide the minimum construction standards for residential Units undergoing complete renovation or selective remodeling, protect 2020 Building elements and systems, and protect the interests of all Unit Owners, but shall not be considered all-inclusive.

General

Any alteration or remodeling construction work undertaken within a residential Unit shall comply with all applicable City of Chicago codes and regulations and all applicable Federal, State of Illinois and Cook County requirements. Where the above codes and requirements permit construction that is otherwise not permitted by these 2020 Construction Regulations, the 2020 Regulations shall take precedence. Mechanical, plumbing, and electrical contractors must have valid licenses to perform their particular work in the 2020 Building. Unit Owners are responsible for the actions of their contractors, including any damage to the common elements, limited common elements and other residential Units.

If at the time of adoption of these Construction Regulations a residential Unit, or portions thereof, is not in compliance with the rules contained herein, the Owner is not required, except for removal of not-permitted appliances, to make immediate changes to bring the Unit into compliance. When a Unit undergoes future alterations only the non-compliant portions affected by the new work must be brought into compliance with these Regulations. Note that non-compliant construction is not considered permanently “grandfathered.” A Unit Owner may appeal to the Association to retain existing non-compliant work during future remodeling projects, but must provide proof that such construction was either existing at the time of condominium conversion of the 2020 Building or was directly authorized by past Board of Directors action. Building Management can assist a Unit Owner with accessing Association archives. Where current construction within a Unit is also in violation of applicable governmental codes and regulations, the Unit Owner, not the Association, must resolve any issues with the respective governmental authority, but within the context of these Construction Regulations.

Building Management will make every effort to notify surrounding Unit Owners in advance of any potential noise and/or fume producing activities, as well as respond to all Unit Owners concerns while projects are under way. If there are any questions regarding these rules, Unit Owners and their contractors should contact Building Management.

Construction Categories

Construction projects within residential Units are hereby divided into the following two categories designated A or B. The Board of Directors reserves the right to make the final determination as to which category a proposed project falls within.

Category A: *Renovation Projects involving major reconstruction affecting common elements and/or building systems.*

Such projects include, but are not limited to, the following:

- A total renovation of one entire Unit or any combination of Units whether such combination already exists or is part of the current renovation. “Total renovation” means the removal of most existing partitions, an entire Kitchen(s) and an entire Bathroom(s), renewal, rerouting and termination of existing mechanical, plumbing and electrical systems, telephone and cable risers, and replacement with all new construction including new partitions whether in arrangements same as the original 1972 Building plan layouts or in different arrangements.

Category A Requirements

Prior to commencement of a Category A renovation project the Unit Owner must file the following with Building Management:

- A written statement(s) explaining the proposed construction scope of work.
- Construction Documents: These shall consist of architectural, mechanical, plumbing, and electrical drawings, and written specifications, any and all as may be required by the scope of the work. All plan drawings shall be at a scale of not less than 1/8 inch per foot (this scale is typically required for building permits). Specifications may be contained in a separate book form document or all may be written directly on the drawings; latter method is preferred.
- The Board of Directors and Building Management will conduct a review of the Owner-provided Construction Documents to ensure they show compliance with all applicable 2020 Construction Regulations. Building Management will prepare a written summary of this review and deliver same to the Unit Owner. Items not in compliance must be corrected and the Construction Documents resubmitted for review before proceeding further.
- Upon passing the Construction Documents review, the Unit Owner will receive written consent by the Board of Directors that construction may proceed. However, where a City of Chicago building permit(s) is required, no construction shall begin until all required permits have been issued and properly posted.
- Under no circumstance shall Construction Documents be submitted to governing authorities for the purpose of obtaining a building permit(s) prior to or concurrent with the above review and Board approval of such documents.
- Under no circumstance shall Board-approved Construction Documents be altered before submission for a building permit(s) without consent of the Board or Board approval shall be deemed automatically rescinded. The Association reserves the right to not allow a Unit Owner to begin construction using any unauthorized Construction Documents even when a valid building permit(s) has been issued.

Upon successful completion of Construction Documents review, Board of Directors approval, and issuance of any required building permits, the Unit Owner must file the following additional documents with Building Management:

- 2 copies of Board-approved Construction Documents or same with all changes that may have been required to obtain a building permit(s).
- 2 copies (not originals) each of any issued building permits.
- Certificate(s) of Insurance.
- Contractors’ License/ID numbers.
- Construction Approval Form - Unit Owner and Contractor.

- Construction Fee - Refer to Rule G2 of these Regulations. Note: A per tier water shut down fee is assessed when plumbing fixture shut off valves must be replaced - Refer to Rule G4 of these Regulations. This fee is in addition to the Construction Fee.
- Notification of project start and end dates.

For Category A projects, Building Management will directly monitor the work for compliance with 2020 Construction Regulations and particularly as they apply to the Board-approved Construction Documents. Upon commencement of construction, the Association's Head Building Engineer will make periodic observations of the work during normal working hours. The number of visits will depend on the complexity of the renovations. Except under emergency conditions threatening the Building's common elements and/or adjacent Units that require immediate attention, the Engineer shall not give the Owner or the Owner's contractors any verbal or written directions regarding the work without the permission of Building Management. Confirming compliance with building code/permit issues is the sole responsibility of the City of Chicago, not the Association.

A Unit Owner who undertakes Category A renovation work in non-compliance with these Construction Regulations shall be subject to a fine of \$1000*, and furthermore, will be required to bring all unauthorized construction into full compliance with these regulations. Continuing violations may subject the Unit Owner to legal action.

Category B: Remodeling Projects

Such projects include, but are not limited to, the following:

- Removal of an entire Kitchen and its replacement with new cabinets, plumbing fixtures, appliances and finishes, but not involving partition relocations and significant drywall removals that alter the original 1972 Building plan layout and construction.
- Removal of an entire Bathroom and its replacement with all new plumbing fixtures (particularly bathtub/showers and whirlpool tubs) and finishes, but not involving fixture and partition relocations and significant drywall removals that alter the original 1972 Building plan layout and construction.
- Installation of a new "wet bar" involving an additional new sink, faucet, water supplies and drain line separate from any existing or new Kitchen and Bathroom sink.
- Installation of hard surface flooring materials - Refer to Rule A5.

Category B Requirements

Prior to commencement of a Category B remodeling project the Unit Owner must file the following with Building Management:

- A written statement(s) explaining the proposed construction scope of work.
- Construction Approval Form - Unit Owner and Contractor.
- Certificate(s) of Insurance.
- Construction Fee - Refer to Rule G3 of these Regulations. Note: A per tier water shut down fee is assessed when plumbing fixture shut off valves must be replaced - Refer to Rule G4 of these Regulations. This fee is in addition to the Construction Fee.
- Notification of project start and end dates.

For Category B projects, the Board of Directors may direct Building Management to monitor the work in a manner similar to Category A projects, including periodic observations by the Head Building Engineer.

A Unit Owner who undertakes Category B remodeling work in non-compliance with these Construction Regulations shall be subject to a fine of \$500*, and furthermore, will be required to bring all unauthorized construction into full compliance with these regulations. Continuing violations may subject the Unit Owner to legal action.

THE FOLLOWING CHART SUMMARIZES THE ITEMS THAT MUST BE FILED WITH BUILDING MANAGEMENT OFFICE PRIOR TO COMMENCEMENT OF ANY WORK

Document/Requirement	Category A	Category B
Written statement explaining the proposed construction scope of work	X	X
Construction Documents (Drawings and Specifications)	X	
Two copies of Board – Approved Construction Documents	X	
Two copies of any issued Building Permits	X	
Certificate(s) of Insurance	X	X
Contractors License ID Numbers	X	X
Construction Approval Form – executed by Owner & Contractor	X	X
Construction Fee	See Rule G2	See Rule G3
Notification of project start and end dates	X	X

CONSTRUCTION RULES

RULE	Category A	Category B
<u>General</u>		
G1. All new construction, even where building permits are not required, must comply with all applicable provisions of the latest City of Chicago Building Code and all applicable requirements of Federal, State and County regulations. Unit Owners, their design professionals, and/or contractors are responsible for determining if City building permits are required and for obtaining same.	X	X
G2. The Association assesses a \$1000* construction fee for Category A Projects.	X	
G3. The Association assesses a \$300* construction fee for Category B Projects.		X
G4. Unit Owners are assessed a \$250* fee for each tier water shutdown. The Association requires 48 hours notice; contact Building Management to schedule a shutdown. Water shutdowns are allowed only Monday through Friday between the hours of 10 A.M. and 1 P.M.	X	X
G5. Unit Owners must read and sign the request for Construction Approval Form and return the form to Building Management prior to the commencement of any work.	X	X
G6. Contractors must read and sign the Construction Approval Form and return the form to Building Management prior to the commencement of any work.	X	X
Contractors who violate Association Construction Rules will be barred from future contracts in the 2020 Building.		
G7. All mechanical, plumbing and electrical contractors working in the 2020 Building must be licensed with the City of Chicago. All work shall be conducted in a safe and workmanlike manner.	X	X
G8. The Unit Owner must provide Building Management with Certificates of Insurance as follows: <ul style="list-style-type: none"> • When a Unit Owner hires a general contractor to perform all general, mechanical, plumbing and electrical work under one contract, the general contractor must obtain at least one single policy that names and covers all the trades involved. • When a Unit Owner acts as his or her own general contractor and contracts separately for drywall, cabinetry, painting, floor finishes, etc. (aka “general work”) and mechanical, plumbing and electrical work, each contracted trade must provide its own insurance policy certificate. • Unit Owners must at all times maintain their Home Owner’s insurance policy that is required by other provisions of the Policies and Procedures Manual. Unit Owners are advised to contact their insurance carrier to confirm that no interruptions to this required coverage will occur during the construction period. • Each required policy must indemnify 2020 Lincoln Park West Condominium Association and its Managing Agent in the amounts of \$1,000,000* for each Occurrence in General Liability and \$300,000* for Workmen’s Compensation. 	X	X

RULE	Category A	Category B
G9. Hours for noise and fume-producing construction work are restricted to Monday through Friday, from 8:30A.M. to 6:00 P.M. No construction work, including use of the Loading Dock, any Building entrance, Elevators, and Stairways for the purpose of moving construction materials and debris is permitted on Saturdays, Sundays and nationally recognized Holidays. Unit Owners and their contractors must make every effort to schedule noise-producing activities so as to minimize their impact on the 2020 Community.	X	X
G10. Unit Owners must reserve Elevator No. 4 for all deliveries of construction materials, carpets, cabinets, fixtures, etc. to and from the Unit. Building Management will ensure the Elevator is padded and the floor is protected during the requested reservation time(s).	X	X
G11. The duration of a single Association-approved construction project shall be for a reasonable continuous time period based on the scope of the work involved. If for any reason one or more continuous interruptions occur in the project lasting from a month up to six months, the Unit Owner must promptly report all schedule changes to Building Management. When interruptions last more than six months, the Association reserves the right to require the Unit Owner to reapply for permission to continue the project.	X	X
G12. Throughout the construction period Unit Owners must inform Building Management of specific times when fume-producing chemicals will be used, such as those involved with flooring, bathtub refinishing, and similar work. Building Management will notify neighboring Unit Owners so they can take necessary precautions to protect themselves from any fumes.	X	X
G13. Contractors are required to protect the common area Corridor carpet by placing a clean tarp from the Unit door continuous to Elevator No. 4. The tarp must be laid in place before each day's construction begins and removed at the end of the same day.	X	X
Contractors are not permitted to use Unit Balconies, public Corridors or Stairways as work staging/storage/fabrication areas and specifically not for cutting, sawing or drilling any type of construction materials.		
Contractors are not permitted to tap into common area electrical circuits for any reason.		
Contractors must maintain and have ready access at the building site to at least one regulation Type ABC portable fire extinguisher at all times during the entire construction period.		
G14. No trash from construction shall be left in residential floor chute rooms or put down the chute.	X	X
G15. Association dumpsters are not available for construction debris.	X	X
G16. Unit Owners and/or their contractors are required to temporarily cover Kitchen and Bathroom exhaust vents inside the Unit undergoing construction to restrict dust and odors from migrating throughout the Building. Except for normal entering and exiting, Unit Corridor doors must be kept closed during construction. To the greatest extent possible, fan motors of fan coil units must be set in the "off"	X	X

RULE	Category A	Category B
<p>position during times when the work is expected to produce high volumes of dust. Also, exterior doors and windows must be closed during times of high dust generation. It is recommended that contractors use portable air cleaners equipped with disposable HEPA filters to further control dust migration and to improve air quality within the work environment.</p>		
<p>G17. Inspection by Association Engineers is required before closing up any walls or other areas concealing plumbing, electrical work, or hard surface flooring underlayment. Where the construction involves these types of work activities, Unit Owners are required to call Building Management to schedule an inspection. Failure to schedule an inspection before installing new drywall and finish flooring materials will require Unit Owners, at their own expense, to remove walls or floors for inspection.</p>	X	X
<p>G18. Unit Owners are responsible for any damage to the common elements, limited common elements, and other residential Units within the Building caused by their contractors.</p>	X	X
<p><u>Structural</u></p> <p>S1. Exterior and interior concrete columns, concrete shear walls, beams and similar concrete structural support elements shall not be reduced in size for any reason by cutting, grinding, chipping, trenching or channeling their surfaces. Core drilling completely through these supports is not permitted. Partial core drilling for the purpose of attaching small anchoring devices is permitted where the hole(s) created is not more than 2-inches in depth. If a steel reinforcing bar (aka “rebar”) concealed inside these supports is encountered while drilling, cutting into or otherwise disturbing the rebar is not permitted - relocate the anchor hole to miss the rebar.</p>	X	X
<p>S2. Trenching or channeling into surfaces of structural concrete floor/ceiling slabs is not permitted. Partial core drilling for the purpose of attaching anchoring devices is permitted where the hole(s) created is not more than 2-inches in depth. If a steel reinforcing bar (aka “rebar”) concealed inside these elements is encountered while drilling, cutting into or otherwise disturbing the rebar is not permitted - relocate the anchor hole to miss the rebar.</p>	X	X
<p>S3. Cutting openings completely through structural concrete floor/ceiling slabs of adjacent residential Units is not permitted whether such adjacent Units are under the same ownership or not. Examples are openings for, but not limited to, stairs, ladders, dumbwaiters, any open or covered hatchway, mechanical ductwork, plumbing pipes and electrical conduits, including loose wiring.</p>	X	
<p>Where not permitted alterations to structural elements noted in Rules S1, S2 and S3 above were made prior to adoption of these Construction Regulations, such alterations are not required to be removed or otherwise reversed. Exception: Electrical wiring/conduits that pass through the Building’s concrete structure for the purpose of providing electricity to a Unit Balcony must be permanently removed and all resulting holes repaired by the Association’s designated concrete restoration contractor at the Unit Owner’s expense.</p>		

RULE	Category A	Category B
<p><u>Architectural</u></p> <p>A1. As explained in greater detail in the Policies and Procedures Manual, Rule 1, APPLIANCES NOT PERMITTED IN RESIDENTIAL UNITS, clothes washing machines (aka “washers”), clothes drying machines (aka “dryers”), in-sink food waste grinders/disposers (aka “disposals”) and appliances venting directly into the Building’s ventilation system ducts are not permitted in residential Units. Where any not-permitted appliances are pre-existing in Units undergoing Category A or B construction, they (and their connections to the Building’s common element plumbing and mechanical systems) must be completely removed and not reinstalled or renewed in any way.</p>	X	X
<p>A2. Combustible materials not permitted in wall construction:</p> <ul style="list-style-type: none"> • Wall framing systems made entirely of wood or plastic-based products are not permitted in any type of Unit wall construction. Studs, furring and similar items used as framing members must be made of metal. Exception: Specially labeled fire-retardant treated wood studs may be used in interior partitions only at door jambs where extra strength is needed. • Primary wall sheathing made of plywood, oriented strand board (OSB), particle board, fiber board, decorative wood paneling and similar wood products, even if fire-retardant treated, is not permitted in any type of Unit wall construction. All primary wall sheathing materials must be made of gypsum board, cement board or other nationally recognized non-combustible drywall products with all joints taped or otherwise sealed in strict accordance with manufacturers instructions. Where existing drywall is removed from the Unit side of plumbing chase walls, walls between Units, walls between Units and fire exit Stairways, elevator shafts, public Corridors and other common areas of the Building, replacement materials must have the same equivalent fire-rating as the removed materials. Nothing in this rule shall preclude the use of combustible finish materials such as wood paneling when these are applied over properly installed non-combustible drywall sheathing materials. 	X	X
<p>A3. Where existing drywall is removed that exposes wall insulation, the existing insulation must be completely removed and replaced with new 6 ½-inch thick fiberglass batt insulation securely attached to existing and/or new wall framing. Exception: Where existing insulation is found only on one side of plumbing chase walls (1972 Building construction standard), new 6 ½-inch thick fiberglass batt insulation must be installed on the previously un-insulated side, but only when the drywall on that side is removed.</p> <p>Exception: plumbing chases that fall entirely <u>within</u> adjacent combined Units under the same Ownership are exempt from this rule.</p>	X	
<p>A4. Nothing shall be cut into or attached to drywall-faced FCU (fan-coil unit, aka “HVAC”) “columns” typically located at Unit window walls. These FCU “columns” conceal pipes and other items containing water the year round and if these are punctured immediate, catastrophic leakage and consequent major damage will result. In some residential Units three sides of the FCU creates a clearly identifiable “column.” In other Units an intersecting partition lying in the same plane as one column face makes the “column” effect visible in one room, but not in</p>	X	X

RULE	Category A	Category B
<p>the room on the opposite side of this partition. In the room where the FCU “column” is not visible nothing shall be attached to the intersecting wall surface from floor to ceiling and within 24-inches of the face of the Unit’s outside building wall. Note also that similar intersecting walls conceal the “column” effect of FCU’s serving residential Units in B and L Tiers where the opposite side room and wall surface is actually located in C and K Tier Units. Therefore it is imperative that C and K Tier Owners also observe the 24-inch requirement as noted above. Examples of not-permitted attachments include, but are not limited to, the following:</p> <ul style="list-style-type: none"> • Any type of drilling or cutting that punctures the drywall surface. • Any anchor, screw or nail that punctures the drywall surface. • Permanently installed base and wall cabinets, countertops, backsplashes, shelves and similar items. • Altering original “columns” by adding studs and drywall or any other finish materials attached directly to original drywall faces. • Removing and replacing original drywall without Association review and approval. 		
<p>A5. All flooring materials, other than carpet tiles and broadloom sheet carpeting laid wall to wall with or without an underlayment pad, are considered “hard surfaces” and these are required to be laid in a manner that achieves a minimum Field Impact Insulation Class rating of 54 FIIC. Hard surface flooring materials include, but are not limited to, natural stone, manufactured quartz/resin-based tiles, glass, ceramic or porcelain-based tiles, wood, bamboo, plastic laminate, and linoleum, rubber and vinyl in tile or sheet forms and all similar inherently non-sound absorbing flooring products. Exception: In Bathrooms hard surface flooring is not required to comply with any sound impact class rating.</p>	X	X
<p>When installing any type of Unit flooring material that extends to up a Corridor door, it is not permitted to cover or otherwise visibly alter any portion of the existing wood sill plate extending from the face of the Corridor side of the door outward. If the total thickness of the Unit flooring material will be higher than the top of the original door sill plate, the edge of the higher floor material necessarily exposed to view under the Corridor door must be of the same material, color and finish as the existing sill plate and with its vertical face set flush with the Corridor side of the door.</p>		
<p>A6. The metal finish trim at the bottom of the Balcony door is attached to the frame of the door. Unit Owners are required to take precautions not to damage the trim when removing/installing flooring materials.</p>	X	X
<p>A7. Sound speakers (aka "loudspeakers") shall not be mounted to walls shared with neighboring Units, or public Corridors, or located in enclosed soffits. Base speakers (aka "woofers") must be insulated and/or raised above the floor to provide an adequate defense against structure-borne transmission of sound.</p>	X	X
<p>A8. Plumbing chases that are typically located between residential Units not under the same ownership are Building common elements, the extent of which is measured from the outside face of <u>drywall</u> in one Unit to the outside face of <u>drywall</u></p>	X	

RULE	Category A	Category B
<p>in the Unit on the opposite side of the chase. Unit Owners are not permitted to appropriate any of this area and incorporate same into their Units without Board approval. Owners may request in writing to occupy a portion of a chase adjacent to their Unit. The Association's Engineers will review the request. If the requested use/area intrudes on required chase access clearances, the request will be denied. If a request is granted, the Unit Owner will be allowed to occupy the requested area after entering into a written agreement with the Association to lease the space for a periodic fee. Exception: Plumbing chases that fall entirely <u>within</u> adjacent combined Units under the same Ownership are exempt from the above leasing requirement, but must conform to other requirements of the Declarations and these Construction Regulations regarding Association-owned plumbing risers, mechanical ductwork, and other utility lines that pass through the combined Units.</p>		
<p>It may become necessary for the Association to gain access to a plumbing chase by cutting through the Unit-altered wall/area – Refer to Rule A9.</p>		
<p>Under no circumstance is a Unit Owner permitted to have unmonitored access to the interior of a plumbing chase shared with an adjacent Unit not under the same ownership by installation of a door, hatch, or opening in an existing or altered plumbing chase wall. Exception: Plumbing chases that fall entirely <u>within</u> adjacent combined Units under the same Ownership are exempt from the above prohibition.</p>		
<p>Plumbing fixtures (example: wall hung or “floating sinks”), lighting fixtures, mirrors, cabinets, shelving and all similar items that are normally mounted on or against the Unit side face of plumbing chase drywall are not permitted to have anchoring devices that penetrate this wall surface to a depth greater than 2 1/4-inches. Where additional vertical and/or horizontal studs are required behind the drywall to provide greater support strength such framing shall not exceed a depth of 1 5/8-inches (i.e. depth of existing 1972 Building standard metal studs in the wall). If this depth is insufficient for the item to be securely mounted to the wall, the wall/stud thickness may be increased, but only by moving the face of the wall <u>into</u> the Unit. Installation of diagonal or horizontal braces into or across a plumbing chase that are anchored to the chase floor, ceiling or to the opposite side chase wall is not permitted. Exception: Plumbing chases that fall entirely <u>within</u> adjacent combined Units under the same Ownership are exempt from the above prohibition. All primary construction materials must be non-combustible - Refer to Rule A2.</p>		
<p>A9. From time to time the Association may need to remove portions of Kitchen and Bathroom plumbing chase walls in order to gain access to common element piping risers. A Unit Owner who remodels a Kitchen or Bathroom is advised to purchase additional wall and floor finish materials and store same for future patching needs.</p>	X	X
<p><u>Mechanical</u></p> <p>M1. Refer to Rules G7, G8, S1, S2, S3, and A1.</p>	X	X (G7, G8, A1)
<p>M2. Per the original 1972 Building design, each Kitchen and each Bathroom is equipped with a return air vent. These vents allow Unit air to flow into the Building's main ventilation system. Under no circumstance is any vent permitted to be removed and the resultant opening closed up. A vent is permitted to be relocated to accommodate new cabinetry, light fixtures, mirrors, etc., but only by installation of new sheet metal ductwork connected back to the original vent opening and with all duct joints properly sealed. A new vent may have different</p>	X	X

RULE	Category A	Category B
face dimensions than an existing vent, but it must have the same free air area as the vent being replaced.		
<p><u>Plumbing</u></p> <p>P1. Refer to Rules G7, G8, S1, S2, S3 and A1.</p>	X	X (G7, G8, A1)
<p>P2. Toilets can be flushed only into the original toilet waste drain lines. No exceptions are permitted. Moving a toilet from its original position requires inspection by the Association's Engineers as to feasibility and approval of the Board.</p>	X	X
<p>P3. It is not permitted to connect any new branch waste drain and vent pipe from a residential Unit directly into the Building's main waste drain and vent risers. All new fixtures must be connected to existing branch waste drain and vent lines. Furthermore new bathing fixtures can only be connected to original bathing branch waste drain lines, and likewise Kitchen sinks and Bathroom sinks can only be connected to their respective original branch waste lines.</p>	X	X
<p>P4. It is not permitted to connect two or more plumbing fixtures to the same existing Unit branch waste drain and vent lines. Example 1: A separate shower stall and a separate tub, whether located in the same room or not, may not be connected to the same branch waste drain and vent lines that originally served only a single tub/shower combination fixture in the 1972 Building construction. Example 2: Two Bathroom sinks, whether located in the same room or not, may not be connected to the same branch waste drain and vent lines that originally served a single Bathroom sink in the 1972 Building construction. Exception: In Units where two Bathroom sinks were originally connected to one branch waste drain and vent line per the 1972 Building construction, is it permitted to install two new sinks (to replace existing) connected to the same original branch drain and vent lines.</p>	X	X
<p>P5. All new supply and waste drain piping must be made of metal and types appropriate to the particular use. Under no circumstance are pipes or fittings serving any residential Unit to be made of plastic materials. Only in Category A renovations where plumbing chase drywall is removed, the exposed existing galvanized steel hot water branch piping serving the renovated Unit must be replaced with copper pipe and fittings. It is highly recommended, but not required, that all similar cold water piping be replaced with copper pipe and fittings at the same time.</p>	X	X
<p>P6. Copper pipe and fittings are required when installing a water line for an icemaker. A separate shutoff valve on this water line is also required. Installing a self-piercing shutoff valve is not permitted.</p>	X	X
<p>P7. Unit Owners are responsible for the maintenance and replacement of their hot and cold branch shutoff valves (aka "stops"). All original 1972 Building shutoff valves are considered obsolete and are hereby required during renovations to be removed and replaced with new valves.</p>	X	X

RULE	Category A	Category B
P8. New hot and cold fixture shutoff valves shall not, except for internal seals and washers, contain any plastic parts. An example of a valve acceptable to the Association for this use is BrassCraft KT Series 1/4 Turn Ball Stop or equal.	X	X
P9. In every renovated Kitchen, Bathroom, or other area containing permanently installed plumbing fixtures, separate hot and/or cold water shutoff valves are required for each fixture. These valves must always be readily accessible within a Unit and never located in a plumbing chase or other concealed area. Valves are required at all sink faucets, shower/bath faucets, toilets, dishwashers and icemakers. Particle strainers and check valves must be installed on all new hot water branch lines. In Kitchens one strainer and one check valve may serve all hot water fixtures. In Bathrooms one strainer and one check valve may serve both sink and shower/bath faucets. All strainers and check valves must be types approved by the Association and must be easily accessible for maintenance. Building Management will advise Unit Owners and their contractors regarding locations for these devices and the means to access them as acceptable to the Association. Note: A faucet aerator shall not be considered a substitute for the above external strainer and faucets with built-in check valves must still be connected to branch lines equipped with external check valves as described above.	X	X
P10. Where required by code and/or otherwise by an appliance manufacturer, dishwasher drain lines must be equipped with air gaps.	X	X
P11. In any project where it becomes necessary for plumbing chase drywall to be removed by the Unit Owner, the Association reserves the right to inspect the condition of the risers before the drywall is replaced. Upon recommendation by the Association's Engineers risers may be replaced, the cost of which will be borne by the Association. Refer to Rule G17.	X	X
<u>Electrical</u> E1. Refer to Rules G7, G8, S1, S2 and S3.	X	X (G7,G8)

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