

OCEAN PLACE – 2155 CONDOMINIUM ASSOCIATION, INC.

ADDENDUM TO RESIDENT GUIDE: CONSTRUCTION RULES August 2020

1. ANY WORK REQUIRING A BUILDING PERMIT INCLUDING, BUT NOT LIMITED TO, MODIFICATIONS TO MECHANICAL, PLUMBING, ELECTRICAL, FIRE SAFETY EQUIPMENT AND DRYWALL WILL REQUIRE A COMPLETED APPLICATION FORM PROVIDED BY THE ASSOCIATION, SUBMITTED TO THE MANAGEMENT COMPANY AND APPROVED BY THE BOARD PRIOR TO THE COMMENCEMENT OF ANY WORK. IN ADDITION, CERTAIN WORK SUCH AS INSTALLATION OF KITCHEN CABINETS, WALL UNITS ETC., THAT WILL CAUSE INCONVENIENCE TO NEIGHBORS REQUIRE THE SAME APPLICATION AND APPROVAL. TO AVOID ANY DELAYS, IT IS RECOMMENDED TO CONSULT WITH THE MANAGEMENT COMPANY IF YOU HAVE ANY QUESTION AS TO THE NEED TO COMPLETE THE APPLICATION.
2. If the work to be performed requires a permit from the City of Delray Beach, A COPY OF THE BUILDING PERMIT MUST BE SUBMITTED TO THE MANAGEMENT COMPANY PRIOR TO THE COMMENCEMENT OF WORK. THIS COPY WILL BE MAINTAINED AT THE MANAGEMENT COMPANY ALONG WITH A COPY OF THE APPLICATION UNTIL THE WORK IS COMPLETED. Owners are encouraged to submit their plans to the association prior to seeking a permit to ensure compliance with Association rules.
3. Construction includes, but is not limited to, any demolition, construction, or reconstruction of walls, floors, bathrooms, kitchens etc. Construction also includes all work within units requiring architects plans, permits and multiple contractors.
4. A \$1,000 SECURITY DEPOSIT TO COVER THE COST OF ASSOCIATION PROPERTY DAMAGE, CLEAN UP OR FALSE FIRE ALARMS IS REQUIRED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WORK. THE DEPOSIT LESS ANY CHARGE BACK, AS DEFINED HEREIN, WILL BE RETURNED UPON COMPLETION OF THE WORK AND PROOF OF FINAL INSPECTION BY THE BUILDING DEPARTMENT.
5. Each contractor MUST be properly licensed and insured for his trade.
6. Ocean Place – 2155 Condominium Association c/o GRS Community Management MUST be listed as an "Additional Insured" on each Certificate of Insurance, which must at a minimum include Liability, Auto and Worker's Compensation.
7. If there is any penetration of concrete walls, floors or ceilings, the area must first have an x- ray taken to ensure there will not be any interference with plumbing, electrical conduit, re-bar, post tension cables, or other support mechanism and be provided to the Association prior to any work being undertaken.
8. **CONSTRUCTION OR REMOVAL OF ANY FLOORING MUST BE ACCOMPANIED BY THE INSTALLMENT OF AN UNDERLYING SOUND BARRIER TO REDUCE NOISE AFFECTING THE RESIDENT BELOW SAID UNIT.** The Association requires IIC-STC 50 or greater soundproofing underlay for tile and wood flooring. Please provide a sample of the underlay to the property manager for approval. If there is no resident below this sound barrier is not required.

9. Behavior of workmen/women:

- a. ALL CONSTRUCTION DEBRIS MUST BE PROPERLY BAGGED INSIDE THE UNIT AND REMOVED WITHOUT FEAR OF DAMAGE, INCLUDING DUST AND DIRT, TO THE COMMON AREAS AND MUST BE REMOVED FROM THE PROPERTY BY THE CONTRACTOR, NOT PLACED IN THE ASSOCIATION'S DUMPSTERS.
- b. WORKMEN ARE REQUIRED TO TAKE ALL THEIR TRASH AND DEBRIS WITH THEM WHEN LEAVING THE PROPERTY. WORKMEN ARE RESPONSIBLE FOR THE CLEANLINESS OF THE STAIRWAYS AND ELEVATOR LOBBY ADJACENT TO THE WORK AREA.
- c. CONSTRUCTION MATERIALS MAY BE STORED IN THE UNIT OWNERS ASSIGNED PARKING SPACE ONLY WITH THE PRIOR PERMISSION OF THE MANAGEMENT COMPANY. WORK IS NOT ALLOWED IN THE GARAGE OR ANY COMMON AREA.
- d. ALL CUTTING OF MATERIAL MUST BE DONE AT THE UNIT; NO CUTTING OF MATERIALS IS PERMITTED IN COMMON AREAS.
- e. ALL WORKMEN ARE REQUIRED TO PROVIDE DIRT CATCHER SUPER STICKY MATS IN FRONT OF DOORWAYS OF UNITS UNDER CONSTRUCTION AND LOBBY ELEVATORS TO REDUCE FOOTPRINTS.
- f. THROWING CIGARETTE BUTTS OR ANY OTHER DEBRIS OFF THE BALCONY OF THE UNIT IS NOT PERMITTED.
- g. WORKMEN ARE REQUIRED TO USE PADDING IN THE ELEVATORS, NO EXCEPTIONS.
- h. WORKMEN ARE TO SUPPLY THEIR OWN EQUIPMENT TO TRANSPORT ITEMS TO AND FROM UNIT. WORKMEN ARE NOT TO USE THE ASSOCIATION CARTS.
- i. CONTRACTOR IS RESPONSIBLE TO KEEP SHARED ELEVATOR FOYER CLEAN AND NEAT AT ALL TIMES.
- j. ANY TYPE OF SOLDERING, CHEMICAL USE OR WORK THAT MAY PRODUCE DUST MUST BE REPORTED TO ON-SITE EMPLOYEE SO THAT THE SMOKE DETECTORS MAY BE COVERED TO PREVENT ANY FALSE ALARMS. A FIRE RESCUE FEE WILL BE CHARGED TO ANY CONTRACTOR WHO SETS OFF A FALSE ALARM WHERE THE FIRE DEPARTMENT RESPONDS.
- k. THE LOWER LOBBY FLOORS AND ELEVATOR FOYER FLOORS MUST BE COMPLETELY PROTECTED ON A DAILY BASIS. ALL FLOOR PROTECTION MUST BE REMOVED BY FRIDAY AT 4:00PM THRU MONDAY AT 8:00AM. FLOOR PROTECTION IS TO BE SUPPLIED BY THE CONTRACTOR.
- l. AT THE END OF EACH WORKDAY ANY FLOOR PROTECTION LEFT IN PLACE MUST BE CLEANED AND MADE PRESENTABLE FOR THE OWNERS AFTER HOURS.
- m. A \$40.00 PER HOUR CHARGE WILL BE DEDUCTED FROM THE DEPOSIT FOR ANY CLEAN UP WORK THAT MUST BE DONE BY MAINTENANCE STAFF AS A RESULT OF THE CONTRACTORS FAILURE TO DO SO.

10. If a dumpster is required, the Property Manager must approve the placement of the dumpster in advance. All debris must be placed into it with no overflow onto the asphalt. Contractors may not place anything into any trash container belonging to the Association. One contractor may not use another contractor's dumpster without prior written approval from the Property Manager. The dumpster must be covered at all times and may only remain on the property from Monday after 8:00 A.M. through Friday at 4:00 P.M. Dumpsters may NOT be left on the property over any weekend. Any damage to the Association property or mess left for the Association to clean up will be assessed to the unit owner.
11. **WORKMEN ARE NOT PERMITTED ON THE PREMISES SATURDAYS, SUNDAYS, OR HOLIDAYS,** excluding emergencies. A declared emergency must be approved by the Property Manager, or by the Association President.
12. WORKERS MUST CHECK IN WITH ON-SITE EMPLOYEE TO OBTAIN ACCESS FOR THE WORKDAY.
13. **WORK MAY NOT COMMENCE BEFORE 8:00AM AND MUST BE COMPLETED BY 5:00PM.**
14. If water in a building is required to be shut-off, adequate advance notice must be given to the office so that all affected units can be notified.
15. In case of a hurricane warning being issued, ALL the contractor's tools and materials MUST be removed from or fully secured on the property.
16. **CONSTRUCTION WORK MAY NOT BE COMMENCED AND NO DEMOLITION MAY OCCUR FROM NOVEMBER 15TH THRU APRIL 15TH OF THE FOLLOWING YEAR. WORK THAT IS COMMENCED AFTER APRIL 15TH BUT NOT COMPLETED BY NOVEMBER 15TH MAY BE COMPLETED TO THE EXTENT THAT ANY NOISE FROM SUCH WORK IS LIMITED SO THAT IT DOES NOT DISTURB ANY OTHER RESIDENT. NO CONSTRUCTION DUMPSTERS WILL BE PERMITTED ON THE PREMISES DURING THIS PERIOD.**
17. **Violations of these rules may result in the contractor not being allowed to return to the property and may also result in appropriate legal action, if warranted.**