

MUTUAL OPERATIONS

PHYSICAL PROPERTY

Unit Water Shutoff and Re-pipe on Remodels – Mutual Twelve

THAT the main domestic water shutoff valve shall be installed when a full remodel is being completed. Definition of a full remodel shall consist of:

1. All of the drywall is removed from the unit down to the studs.
2. Kitchen and bath remodels: re-piping of the unit shall apply when the cabinets are removed.

When either of these provisions are met, unit water lines shall be re-piped in copper piping with one main water shutoff valve located at the water heater.

1. Shutoff valve shall be accessible through the water heater inspection hole and tagged for its purpose (Main Water Shutoff Valve for Unit _____).
2. Tie in for new main water line shall take place on the cold side of the water heater line in the attic.
3. Install a ¾"x1"x1" bull headed tee, connect the ¾" line back into the unit it is shared with. New 1" line shall have a 1" ball valve installed at this point to get the building water back on and give the remodeled unit control of water supply to continue with the re-pipe. Use of a dielectric union is okay for the tie in as long as it stays accessible.

Costs for unit re-piping during the two defined provisions shall be borne by the Mutual if the fixture location is not changed. If the fixture location is changed, the shareholder shall pay for all re-piping of said fixtures. All other additional fixtures installed at the unit shall be paid for by the shareholder.

The Mutual reserves the right to choose to do re-piping of additional fixtures that are on the same party walls as the unit being remodeled. This includes less than full remodels. For example, shower only when wallboard is exposed, and kitchen or bathroom cabinet removal only.

(Jul 15)

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The total number of original fixtures in any unit is five; all State and local plumbing codes shall apply. Copper pipe shall be TYPE L only. (11/13/14)

Unit _____

Contractor Signature

Date

Shareholder Signature

Date

MUTUAL ADOPTION

TWELVE: 07-09-15

(Jul 15)