



# ROSSMOOR ALTERATION STANDARDS

## STAIRWAY CHAIRLIFTS

Standards generally accepted across Rossmoor Valley. Specific restrictions of use may be invoked by individual Mutual or Project.

### Requirements

- 1.) A thirty-inch (30-inch) minimum of free and clear passage width shall be provided, if not, on stairways serving two or more manors require a note of acceptance from the neighboring manors. This clear passage width shall be maintained when the seat and platform are in the stored position.
- 2.) Once installed, all electrical conduit and junction boxes must be painted to match the color of the building. All penetrations of Mutual property must be properly sealed and maintained to avoid moisture intrusion to the deck and siding. The color of the chairlift should match the predominant color of the building as close as possible.
- 3.) Upon sale of the manor, the seller shall remove the chairlift and all associated wiring, patch all penetrations and paint the applicable surfaces to return the building to original condition or submit written acceptance from the buyer to assume all responsibilities and maintenance of the chairlift and associated components.
- 4.) All applications for chairlifts must be accompanied by written notice of medical necessity.
- 5.) On a shared stairway a written notice of agreement from neighbor is required.
- 6.) City of Walnut Creek permit required.
- 7.) Interior chairlifts - #'s 1 & 4 only apply.