



STANDARD 42: RAMPS

**ADOPTED APRIL 2008, RESOLUTION 03-08-31
GENERAL REQUIREMENTS REVISED APRIL 2011, RESOLUTION 03-11-49
REVISED NOVEMBER 2019, RESOLUTION 03-19-133
REVISED AUGUST 2023, RESOLUTION 03-23-93**

1.0 GENERAL REQUIREMENTS

See Standard Section 1: General Requirements

2.0 SPECIFICATIONS

2.1. Materials

2.1.1. Materials for the installation of ramps at existing paths must match the materials it is replacing. For example, replacing concrete steps with a ramp requires that the materials of the ramp be concrete. Poured concrete must meet current International Code Council (I.C.C.) requirements and have heavy broom-swept finish on the surface.

2.1.2. Slab extensions must be sufficiently doweled to existing slab to prevent movement. Submitted plans must be approved by Manor Alterations for methods and materials to ensure sufficient stabilization of extension area, up to and including additional concrete removal and replacement to ensure extension is sufficiently tied into surrounding concrete.

2.1.3. Materials for new construction may be any material that meets accessibility requirements; however, topography, landscape, irrigation, and other factors may limit the use of certain materials. For example, decomposed granite is a type of material that when properly installed will meet accessibility requirements; however, due to its granular nature, it erodes easily particularly at steep slopes. Proposed materials must be reviewed and approved by Manor Alterations and Landscape Services.

2.2. Exterior Ramps

2.2.1. All ramps must meet current applicable City, State and Fair Housing requirements.

2.2.2. Member shall contact Landscape Services for any removal of landscaping and alteration of the irrigation system, as a chargeable service.

- 2.2.3.** Member(s) of the Property must sign and submit to the Mutual, c/o VMS, Inc., at the Division office located in the Laguna Woods Village Community Center, an executed and notarized "Recordable Exclusive Use of Common Area Revocable License" for a proposed improvement that would utilize any portion of the Mutual's Common Area. Prior to the issuance of a Mutual Consent for Manor Alterations, that "Recordable Exclusive Use of Common Area Revocable License" must be filed with the Orange County Clerk/Recorder.
- 2.2.4.** Member(s) are responsible for applicable "Recordable Common Area Exclusive Use Revocable License" fee and any applicable filing fees with the Orange County Clerk/Recorder.