



STANDARD 34: PATIO AND BALCONY COVERINGS
OCTOBER 2024, RESOLUTION 01-04-146
REVISED AUGUST 2013, RESOLUTION 01-13-140
REVISED JULY 2024, RESOLUTION 01-24-70
REVISED NOVEMBER 2024, RESOLUTION 01-24-113

1.0 GENERAL REQUIREMENTS

1.1 SEE STANDARD 1: GENERAL REQUIREMENTS

2.0 DEFINITIONS

- 2.1** Member: Each person entitled to membership in the Mutual as provided in the Articles and By-Laws, subject to United Mutual CC&R's.
- 2.2** ACSC: Architectural Control and Standards Committee.
- 2.3** HVAC: Heating, ventilation, air conditioning.
- 2.4** Ledger: A horizontal board attached to the building face used as structural attachment for support of one end of an added covering.
- 2.5** DIY: Do It Yourself.
- 2.6** Patio: A paved outdoor area that adjoins the manor at ground level, which does not serve as a walkway or a landing.
- 2.7** Balcony: A platform that projects from the wall of a manor above ground level at a second or third floor levels and is enclosed by a parapet or railing.
- 2.8** Patio Cover: A single story architectural projection that provides partial weather protection but remains open on three sides. One end of the cover is supported by the building structure while the opposite end is supported by a post and beam configuration.



- 2.9** Balcony Cover: A single story architectural projection located at balcony levels that provides partial weather protection but remains open on three sides. One end of the cover is supported by the building while the opposite end is supported by a post and beam configuration.



- 2.10** Patio & Balcony Awnings: An architectural projection located at ground or balcony levels that provides partial weather protection but remains open on three sides. The entire awning system is attached to and wholly supported by the building structure. It can be fixed or fully retractable.



- 2.11** Patio & Balcony Enclosures: Which includes solariums and sunrooms; A single story covering which encloses a defined space on a patio or balcony. Characterized by multiple fixed and operable windows with heating and cooling provided by natural means only. The enclosure is both attached to the building and self-supported.



3.0 DESIGN CRITERIA

3.1 PATIO & BALCONY COVERINGS

- A. Only companies that specialize in design and installation of patio and balcony covers will be accepted. DIY projects will not be allowed.
- B. Construction materials are to be aluminum or vinyl only.
- C. Covers may be slatted or solid.
- D. All solid covers are to be insulated “Elitewood” as manufactured by Four Seasons or approved equal. Features:

1. Covers act as a noise and heat barrier.
 2. Can be prewired for ceiling fans / lighting.
 3. Skylights optional
 4. Can be walked on – substantially reducing maintenance.
 5. Include self-contained guttering and leaf guards.
- E. Solid covers directly under a balcony must provide a mesh type rodent protection screen for the space created between the bottom of the balcony above and the top of the cover below.
1. Said covers will be subject to removal and replacement at members expense if deemed necessary by the mutual for maintenance of the balcony above.
- F. Finish color selections: White or beige or to complement existing Mutual building exterior color schemes.

3.2 PATIO & BALCONY AWNINGS

- A. Only companies that specialize in design and installation of patio and balcony awnings will be accepted. DIY projects will not be allowed.
- B. Awnings are allowed over existing patios and balconies only.
1. Awnings are not allowed over individual windows or doors.
 2. Awnings can not be attached to a balcony above.
- C. Awning cover materials
1. Translucent panels.
 2. Standing seam aluminum panels.
 3. Fabric
 - a. Must pass the California State Fire Marshal Test.
 - b. No scalloped edging.
 - c. Motorized awnings allowed. Any electrical work must be shown on plan and performed by a licensed electrician.
 4. All colors to conform to and/or complement existing mutual building exterior color schemes.
 5. Alternate materials subject to ACSC review and approval.

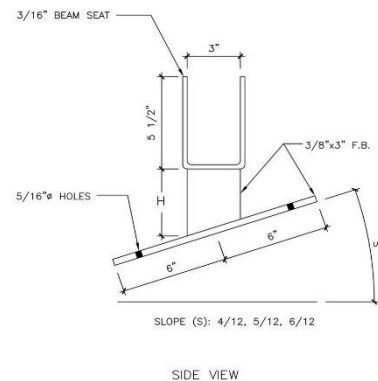
3.3 **PATIO & BALCONY ENCLOSURES**

- A. Enclosures are for outdoor recreational use only, not to be designed or engineered as a “Habitable Room” as defined by current building codes.
- B. Only companies that specialize in design and installation of patio & balcony enclosures will be accepted. DIY projects will not be allowed.
- C. Patio & balcony enclosures may encompass all or part of the patio / balcony footprint.
 - 1. Enclosure must not cover any existing building wall mounted HVAC equipment.
- D. Structural Components: Painted or prefinished aluminum. All walls and ceiling panels to be fully insulated.
- E. Glazing Components:
 - 1. All glazed openings to be:
 - a. Dual pane.
 - b. Low E.
 - c. Energy Star rated.
 - 2. Frosted, bottle-type, stained, or Louvered-glass shall not be allowed.
 - 3. Factory tinted glazing is allowed. Colors subject to review by the ACSC.
 - 4. Aftermarket films or tinting’s are allowed provided they do not have a reflectivity factor of more than 15%. Documentation to be provided at time of mutual consent submittal.
 - 5. Windows and screens to be readily removable from the inside without the use of tools.
- F. Interior components:
 - 1. Natural ventilation only – no artificial HVAC systems.
 - 2. Skylights are allowed at time of original installation.
 - 3. No plumbing or plumbing fixtures.
 - 4. Ceiling lighting & fans allowed.
 - 5. Electrical wall outlets allowed.
- G. Existing patio privacy stone or block walls may be utilized as part of the patio enclosure provided said walls meet the structural guide lines of the enclosure.

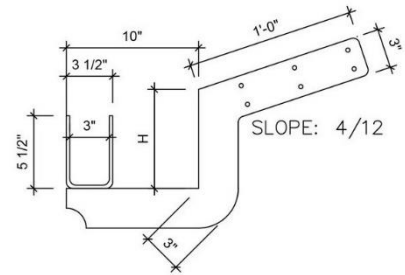
- H. Balconies will require inspection and certification by a licensed architect or structural engineer for structural integrity prior to enclosure installation per California Balcony Law (SB-326) unless there is evidence of pre-existing compliance.
 - 1. The member is responsible for any and all costs associated with this requirement.
- I. Balcony enclosures must be installed behind existing railing or parapets, sufficient to allow for ongoing maintenance of these items.
- J. Finish color selections: White or beige or to complement existing mutual building exterior color schemes.

4.0 **ATTACHMENT TO BUILDING**

- 4.1 All coverings must not alter existing roofing eaves or perimeters.
- 4.2 All coverings must not alter or interfere with existing guttering systems.
- 4.3 Attachment to building for all roof components will be per one of the following options:
 - A. Ledger board to face of building under roof eave. Note: All building penetrations to be water tight.
 - B. Raised roof bracket as manufactured by “Beam Lift” or approved equal. Note: Any roof modifications required for installation of bracket must be reviewed and approved by a licensed roofing contractor.



- C. Rafter bracket as manufacture by “Beam Lift” or approved equal.
EXCEPTION - Building guttering may be modified to 5 inches wide to accommodate rafter bracket installation



SIDE VIEW

5.0 APPLICATIONS

- 5.1 Architectural and/or engineered plans are required.
- A. All plans and engineering details provided by the manufacture must be included in submittal package.
- 5.2 All plans must indicate compliance with all current California Building Codes.
- 5.3 All plans must be reviewed and approved by the Manor Alterations Department and verified with the City of Laguna Woods Building Department.
- 5.4 All coverings will not extend beyond existing patio or balcony perimeters by more than 18 inches.
- A. Any such extensions must not interfere with ongoing building or landscape maintenance.
- 5.5 All patio & balcony solid covers and enclosures must have a self-contained guttering system.
- A. All system downspouts must coordinate/work with existing building drainage systems.
- B. In no case shall downspouts direct water back toward the building.
- C. All balcony guttering and downspouts systems must not direct water on to manors located directly below balcony.

6.0 MAINTENANCE & OWNERSHIP

- 6.1** The Member is responsible for all direct and indirect costs associated with covering/enclosure installations.
- 6.2** The Member is responsible for all costs associated with on-going maintenance. The Mutual – at its own discretion – may undertake any perceived maintenance upkeep and charge the Member if coverings are not properly maintained by the Member.
- 6.3** Should it become necessary for ongoing building maintenance, the Member will be responsible for removal and replacement of coverings/enclosures.

7.0 REFERENCE DOCUMENTS

- 7.1** See Standard 8: Patio Block Walls
- 7.2** See Standard 15: Floor Coverings: Exterior (Balconies & Patios)
- 7.3** See Standard 18: Gutters and Downspouts
- 7.4** See Standard 19: Balcony Modesty Paneling