



STANDARD 13: LIFTS AND LIFT POLICY

MAY 2000, RESOLUTION U-00-43

REVISED OCTOBER 2000, RESOLUTION U-00-77

REVISED SEPTEMBER 2001, RESOLUTION U-01-96

GENERAL REQUIREMENTS REVISED JANUARY 2016, RESOLUTION 01-16-08

GENERAL REQUIREMENTS REVISED, JUNE 2018, RESOLUTION 01-18-57

REVISED AUGUST 2018, RESOLUTION 01-18-85

Before a platform lift can be installed onto Mutual property, the following requirements must be agreed to by the requesting Member(s) and his/her Mutual:

1. All installation costs to be paid by the participating Member(s) shall be paid in advance, in a single lump sum to the Mutual.
2. Upon completion of construction and issuance of a Certificate of Occupancy by the City of Laguna Woods, the Mutual will assume ownership of the improvement. The Mutual will be responsible for the cost for the ongoing maintenance, repair, annual operation certification, insurance, replacement reserves, and cost for power.
3. Member(s) further agree that once the lift is installed on Mutual property, Members shall have no right to remove or restrict the use of the lift in any way.
4. The Member(s) shall agree that said lift is open and available to any resident in the Mutual and/or their guests requiring use for handicap access. Lifts requiring a key for operation are prohibited.
5. Structural modifications and/or requirements will be performed by California licensed architect or civil/structural engineer and provided by the Mutual in the Standard Plans.

These plans must illustrate all modifications and/or additions to existing Mutual property and must include the following:

- a) Site plan
- b) Floor plan
- c) Roof plan
- d) Electrical plan
- e) Elevations
- f) Section(s)
- g) Details

6. Architectural site alterations to the Standard Plans may be required due to a variety of site-specific conditions. A site plan will indicate exactly where the lift will be installed on the Mutual's property. Costs for these sites specific alterations will be paid by the Member(s).
7. On behalf of the Member, Staff will contract with a licensed and insured installer to perform the installation. Staff will also inspect the alteration/construction. In addition, Staff will obtain all permits or licenses necessary for the installation and ongoing operation of the lift, prior to final inspection of the construction and the awarding of a Certificate of Occupancy and operating permit.
8. The lift manufacturer and model approved by United Laguna Hills Mutual is Savaria V-1504" or equal.

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Proposed Mechanical Lift Policy

- Members with a verifiable disability may request installation of a mechanical platform lift.
- The requesting Member shall pay all costs associated with the installation including but not limited to professional fees and construction costs.
- A nonrefundable deposit (except as set forth below) in the amount of \$5,000.00 is required to process this application, which includes plan preparation, regulatory approval. The amount of final payment will be determined at the time of construction contract bid acceptance. Final payment is due in the form of a lump sum, prior to construction contract execution. The unused portion of the deposit, if any, will be applied toward final payment.
- If requesting Member(s) decides not to proceed with installation of Lift Mechanism prior to execution of construction contract, the unused portion of the deposit will be refunded.
- If requesting Member(s) decides not to proceed with installation of Lift Mechanism after execution of construction contract, the unused portion of the deposit along with the unused portion of final payment will be refunded, after satisfying the terms and conditions of applicable contracts and restoring the building to its condition prior to Lift Mechanism construction.
- United Laguna Woods Mutual (ULHM) will direct its agent, to notify all affected residents of the building of the requested lift. If three or more residents of the building object to the installation of the lift, the matter will be brought before the Board.
- If the requesting Member(s) is installing the Lift Mechanism for any reason other than creating or improving access for a disabled individual, approval of all of the Members in the building is required.
- United Laguna Woods Mutual (ULHM) will direct its agent, on behalf of the requesting Member(s), to contract with licensed insured architectural and engineering consultants to modify Standard Plans to accommodate a variety of site-specific conditions, and indicate exactly where the Lift Mechanism will be installed on the Corporation's property.
- The requesting Member(s) shall acknowledge and agree that upon completion of construction and issuance of a Certificate of Occupancy by regulatory authority, the Corporation will assume ownership of the Lift Mechanism. The Corporation will then be responsible for all associated ongoing costs, including, maintenance, repair, annual operation certificate in, and insurance on the Lift Mechanism.
- The requesting Member(s) shall agree that once the lift is installed, Member(s) have no right to remove or restrict the use of the Lift Mechanism in any way.