



STANDARD 43: BATHROOM SPLITS
FEBRUARY 2018, RESOLUTION 01-18-26
GENERAL REQUIREMENTS REVISED JUNE 2018, RESOLUTION 01-18-57
REVISED NOVEMBER 2018, RESOLUTION 01-18-114
REVISED AUGUST 2024, RESOLUTION 01-24-88

1.0 GENERAL REQUIREMENTS

See Standard 1: General Requirements

2.0 DEFINITIONS

2.1 Bathroom Split: The creation of an additional bathroom, within the interior confines of a manor and is adjoined to or shares space with an existing bathroom. See Section 5.0 Sample Floorplan.

3.0 APPLICATIONS

3.1 Current building codes will always take precedence.

3.2 A bathroom split may be added to a manor under the following conditions:

- A. Only non-structural or non-load bearing wall may be altered or removed.
- B. The new design layout will not change or impact the total number of existing designated sleeping rooms to the unit.
- C. All alterations to comply with current plumbing and building Codes.
- D. For all designs that include more than two bathrooms, a licensed engineer's report - verifying that said design will not exceed the design capacity of the building plumbing system currently servicing this manor will be required.

3.3 Prior to commencing any work, a mutual plumbing waste line inspection is required at the area(s) being impacted by the alteration. The member is responsible for requesting the inspection and all applicable costs for service.

- A. Failure to obtain waste line clearance report prior to any work beginning, will result in the member being responsible for repair to existing plumbing system needed to facilitate the alteration work being completed.
- 3.4** Detailed and scaled architectural or engineered plans shall be submitted to Manor Alterations for review and approval. Plans to include but not limited to:
- A. Architectural plans
 - B. Engineering plans – as needed
 - C. All connection points to existing system
 - D. All piping types and sized
 - E. Vent and or exhaust locations
- 3.5** Final “as built” plans to be submitted to Manor Alterations at project competition.
- 3.6** All pressure lines shall be securely strapped to prevent movement or knocking.
- 3.7** A separate furred sound attenuation wall will be required where new layout comes in contact with an adjoining manor demising wall. Details to be included with plan submittal.
- 3.8** All vents and or exhaust fans must be installed per United **Standard 14 Exhaust Fan / Vent Installations**
- 3.9** All PVC flat roof work involving penetrations and tie-ins for vent(s) and or exhaust fan installations must be made by a mutual approved roofing vendor.
- A. Verification of any existing roof warranty is also required.
 - B. If any roof still has an active roof warranty, the member must use the roofing contractor that is providing this warranty.
 - C. An approved Roofing Contractor Verification Form is required prior to issuance of a Mutual Consent.
 - D. Member is responsible for all roofing costs and coordination with said approved roof vendor.

3.10 A licensed structural engineer's stamped drawing must be included in submittal documents if design involves cutting or altering roof trusses or any building structural elements.

4.0 **OBLIGATIONS**

4.1 Member is responsible for damages to roof or other structures caused by any alteration.

4.2 The mutual member is responsible for, and will bear all costs associated with clean-up or repair of mutual owned or controlled property made necessary by or resulting from the alteration.

5.0 **SAMPLE FLOOR PLAN (SEE ATTACHED)**

