



STANDARD 47: BATHROOM SPLITS

JANUARY 2018, RESOLUTION 03-18-22
REVISED JUNE 2024, RESOLUTION 03-24-67

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 city-adopted 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 walls 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 California Plumbing and Building Codes.
 - d. For all designs that include more than two bathrooms, a licensed engineer’s report verifying that this design will not exceed the design capacity of the building plumbing system currently servicing this manor will be required.
- 3.3** Prior to commencing 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. The member becomes responsible for any subsequent repairs to the building’s plumbing systems if any alterations begin prior to the Mutual’s inspections.

- 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 the following:
 - a. Architectural plans
 - b. Engineering plans – as needed
 - c. All connection points to existing system
 - d. All piping types and sizes
- 3.5 Final “as built” plans to be submitted to Manor Alterations at project completion.
- 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 Third Mutual Standard 9: Exhaust Fan 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 issue of 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 drawings 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)

