



Laguna Woods Village®

MANOR ALTERATIONS – RESOURCES & LINKS

ASBESTOS

Laguna Woods Village advocates that contractors follow all governmental compliance in demolition and building construction. Asbestos-containing materials (ACM) have been found in various building components throughout the Village. One area of clarification is the allowance of certain testing procedures allowed in the mutual buildings. The Village allows and accepts all governing agency testing protocols inclusive of the polarized light microscopy (PLM) point count.

Manor Alterations offers the following material for the convenience to the contractor for information:

- Cal/OSHA CCR, Title 8, Section 1529 Summary Guidelines: Laguna Woods Village
<https://www.lagunawoodsvillage.com/documents/view/5485/Cal:OSHA%20CCR,%20Title%208,%20Section%201529%20Summary%20Guidelines%20Laguna%20Woods%20Village.pdf?v=16171273522>
- SCAQMD Rule 1403 Summary Guidelines: Laguna Woods Village
[https://www.lagunawoodsvillage.com/documents/view/5484/Handout outline- AQMD-May.pdf](https://www.lagunawoodsvillage.com/documents/view/5484/Handout%20outline-%20AQMD-May.pdf)

Contractors are advised that the above documents are not intended to be the sole source or a complete listing of all documents that may apply to the testing, identification, handling and mitigation of ACM in the Village. Contractors are solely responsible to comply with all governing agency requirements.

- If contractors have additional questions about asbestos and/or abatement, the AQMD website is a great resource.
- AQMD provides ongoing publications and newsletters with their updates in regulations, educational materials, outreach and support, along with other updates. Survey Report Requirements
- <https://www.aqmd.gov/home/rules-compliance/compliance/asbestos-demolitionremoval/survey>

FAQ

- <http://www.aqmd.gov/nav/about/frequently-asked-questions>
- <http://www.aqmd.gov/docs/default-source/compliance/Asbestos-Demolition-/1403-frequently-asked-questions.pdf>

Publications and Newsletters

- <http://www.aqmd.gov/home/research/publications>
- <http://www.aqmd.gov/sign-up>



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CONTRACTORS

Finding a good contractor can be difficult. Visit the Laguna Woods Village website for a list of approved contractors.

<https://www.lagunawoodsvillage.com/documents/view/2912/Third-Laguna-Hills-Mutual-Contractors-List.pdf?v=1617034916>

Additional Resources

- Click here to verify a contractor's license

<https://www2.cslb.ca.gov/OnlineServices/CheckLicense/CheckLicense.aspx>

- Click here for tips and tricks for hiring a contractor within a senior living community

https://www.cslb.ca.gov/Consumers/Hire_A_Contractor/What_Seniors_Should_Know.aspx

- Click here for access to guides and articles from the Contractor State License Board

https://www.cslb.ca.gov/About_Us/Library/Guides_And_Publications/

Below are a few important points to consider before entering into a contract with a licensed contractor. The following are suggestions only; members uncomfortable in the contractor selection process are advised to seek other professional advice.

- Confirm the contractor holds mutual-required insurance.
- Review in detail the contract and scope of work. Ask for clarification if necessary.
- Ensure the contract contains specific dates of commencement of work and completion.
- Ensure the contract amount relates exactly to the scope of work or services to be performed.
- List those items the contractor is excluding from the work, such as material purchases.
- Confirm the contractor will obtain the proper permit with the HOA and the city as required to fulfill the entire contract scope of work.
- Ask for references for previous work done in the Village and locally. Be sure to call the references and ask questions.