

Stony Ridge Condominium Association Policy Statement

Policy Number: SR03

Policy Title: Deck Replacement or Modification

Policy Adopted: October 2012

Policy Revised: February 2019, November 20, 2020

Policy Statement:

1. **Maintenance and Color:** Decks, of any building material, must be maintained by the co-owners to an appearance that is consistent with the community's overall appearance. The Association reserves the right to determine when the condition or appearance of the deck requires maintenance by the co-owners. A deck's appearance is to be maintained by using only wood staining products specifically designed and manufactured for wood decks. No paint, epoxy or other coating materials is allowed to be used on the decks. A composite deck's appearance is to be maintained by periodic cleaning to restore the composite product to its original color. Cedar, wolmanized wood or composite material is acceptable for deck replacement. All decks regardless of building material used in the construction **must** be a color in the "**cedar**" range and approved by the Board.
2. **Approval for Deck Modifications & Replacements:** Before making any modifications or replacements to an existing or new deck, co-owners must receive the prior approval of the requested modifications/replacement from the Board of Directors by submitting the required modification documents. Modification documents include a completed Modification Request and Detailed Design Drawings, including color sample. Approval of the Modification Request must be obtained before any work is started. Submit the Modification Request to the Management Company.
3. **Deck Replacement:** The replacement of an existing deck must be built to the following specifications and must comply with all existing City and State building codes. A permit may be required and secured by the contractor.
 - a. Wood Decks: The deck design must be identical to the original deck being replaced.
 - b. Composite or Non-Wood Decks: If a composite or non-wood building material is to be used in the construction of the deck, the co-owners must submit a sample of the building materials, brochure of the building materials and design that clearly identifies the material composition and color to be used as an attachment to the Modification Request documents. The deck design and implementation must be the identical size and identical design as the original deck and meet the following specifications [For clarification, please view the attached photographs of sample non-wood decks]:

- Decks must have flat top railings and hand rails must be made specific to code.
- Stairs must be of the identical design as the original deck.
- Railing spindles can be either routed or squared, must be of the same size [length, width and height] as the original deck.
- Horizontal spindle attachment boards must be installed in the identical manner and appearance as on the original deck, both at the top and bottom of the spindles.
- Decks are not required to have the dental type molding around the outside of the sill plate that is attached to the joists that was present on the original wood deck.

Wood Repair on Condo may be needed when a deck is replaced.

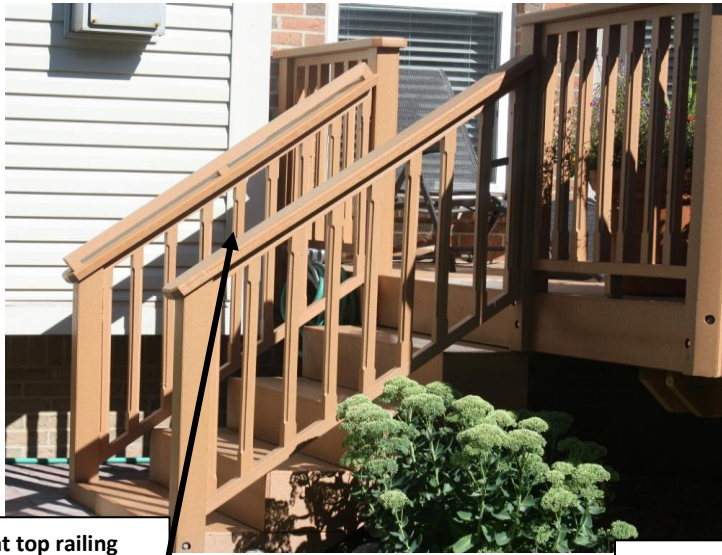
As the community ages, rotted wood has been found on many condos behind the old deck structure. This is usually under the door wall bay area. It is much easier and cost effective to repair/replace the wood in these areas when a new deck is being constructed.

The contractor doing the new deck installation will need to communicate with a Board member or the Management Company **several days prior** to the tear down of the old deck. The Board member will meet with the contractor at the condo to review and discuss the repair of any rotted wood. We want to make sure that the contractor will repair all rotted wood found when the old deck comes off and will paint it. A Board member usually has paint that can be used.

The Condo Association will reimburse co-owners for any additional cost of rotted wood repair that is not part of the deck.

Permit from the City of Rochester. A permit is not needed if the new deck surface boards are the only part being replaced. A permit **IS REQUIRED** if co-owners are replacing railings, steps, surface boards and any new structure supports. This permit must be obtained from the City **prior** to the deck Modification Request being approved.

IMPORTANT NOTE: Co-owners must always submit a completed Modification Request Form to our Management Company and receive approval by the Stony Ridge Board of Directors PRIOR to any work beginning on the project. Modification forms are available online at our website: www.stonyridgecondos.net, at the top of the menu on the left side of the home page or under printable documents or by calling the Management Company.



Flat top railing



Fluted Spindle

Spindles may be fluted or squared



Dental molding not required



Flat top railing

Stringer connecting spindles at top and bottom