

Suggested Change to Exhibit A – Maintenance, Repair and Replacement Standards of the Rules & Regulations

November 20, 2023

EXHIBIT A

MAINTENANCE, REPAIR AND REPLACEMENT STANDARDS

Suggested changes are in bold below.

1. Hot Water Heaters. All Unit Owners shall replace their gas or electric hot water heaters once they are more than 10 years past the installation date. However, the replacement standard for tankless heaters is 20 years past the installation date.

When replacing a hot water heater (tank or tankless), some type of leak sensing device, with automatic water shutoff, must be incorporated.

Suggested Update:

All Unit Owners must replace their water heaters either A) BEFORE they are eight years past the installation date OR B) BEFORE the date at which the warranty expires, *whichever is later*. Replacement of tankless heaters shall be made either A) BEFORE they are sixteen years past the installation date OR B) BEFORE the date at which the warranty expires, whichever is later.

The date of installation, water heater type, and warranty expiration date of your water heater must be provided to management by March 31, 2024. This information must subsequently be provided whenever a new water heater is installed. On or before March 31, 2024, all water heaters (tank or tankless) must be supplemented with a leak detection and automatic water shutoff system. Battery-only powered leak detection and automatic water shutoff systems are not acceptable. Unit owners are required to obtain a building permit from the city of Danbury prior to installation of the leak detection and automatic water shutoff system and must provide to management the Certificate of Acceptance issued by the city of Danbury after installation is complete.

Unit owners who already have a leak detection and automatic water shutoff system installed must provide to management an invoice for installation of the system or allow for an inspection to verify compliance with this maintenance standard.

2. Washing Machine, Dishwasher, Sink and Toilet Hoses. All Unit Owners shall install steel braided, Flood-Chek, or equivalent hoses to serve the washing machines, dishwashers, toilets and refrigerator water feed line in their Unit.

Suggested Update:

All Unit Owners shall install high quality steel braided, or Flood-Chek or equivalent hoses, to serve the washing machines, dishwashers, refrigerators, and toilets.

14. Turn off water valve during extended absence. If a unit is to be unoccupied or untended for 48 hours or longer, the main water valve for the unit shall be turned off. **Note - some units also have total building shut off valves which shall not be turned off.**

Suggested Update:

If a unit is to be unoccupied or untended for twenty-four hours or longer, the main water valve for the unit must be turned off. Note - some units also have total building shut off valves which shall not be turned off.

On or before March 31, 2024, Unit Owners must acknowledge to management that all adult occupants, including tenants, know where their shutoff valves are located and how to turn them off. This is subject to a five-year recertification.

17. All leaking pipes, valves and toilets must be promptly repaired. Occupants shall regularly check all caulking around tubs, showers, toilets and sinks to ensure that moisture does not penetrate walls or floors.

Suggested Update:

All leaking pipes, valves and toilets must be promptly repaired. Occupants must regularly check all caulking around tubs, showers, toilets, and sinks to ensure that moisture does not penetrate the walls or floors.