

Deck Requirements

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The Board of Directors has approved these requirements for owners who would like to install a deck. Five decks in the condominium, located at 2, 4, 6, 8 and 22 Selye Crescent belong to and are the responsibility of the Corporation. All other decks are owner modifications.

The character of our condominium is an important part of the value of our homes; the overall objective is to ensure that all design elements are congruent with the **mid-century modern** architecture and style of the buildings. For this reason, all aspects of the deck must be of plain, linear style. Decorative embellishments – for example neo-colonial, Bavarian, or Victorian style scrollwork, scallops, spindles, latticework and the like – are not permitted.

Before you Shop

To avoid costly mistakes, ensure that you comply with all the requirements contained in this document, and that you obtain written Board permission **prior** to commencing this or any installation or modifications to the common element.

1. Complete the **Application Request for Modification to the Common Elements** form. The form can be obtained from the web site:
<http://www.bethunecondo.ca/exterior> or from the Property Manager.
2. With the application, include:
 - a) a written description of the height, dimensions of all surface areas, materials, and if painting is planned, confirmation of the approved colour.
 - b) a diagram of the deck, accurately labelled with height to the top surface of the deck boards, the surface dimensions of the deck, and location of all parts of the structure relative to the window well, door sill, existing steps (if any) and all service and utility conduits such as but not limited to: gas, cables, Hydro, and central air conditioning (if present);
 - c) any additional components such as built-in seating, railings, hanging plants and the like, accurately drawn and labelled (suppliers' literature may be used to illustrate).
3. Send the completed form and all related inclusions to the Property Manager for Board review and written Board approval.

Materials

Pressure-treated wood or natural cedar are permitted. If you prefer to use one of the composite materials available on the market, you must submit an actual sample. Nuts and bolts must be galvanized or stainless steel; if specialized deck screws are used the colour must match the final colour of the deck.

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Colours

Colour is an essential design element of our condominium. Deck colours that bear no relationship to the colour schemes of the units result in an overall undesirable appearance. Colour finishes including but not limited to “redwood”, orange-based colours and golden tones are not permitted.

If a finish is used at any point during the lifetime of the deck, the colour must be pre-approved: green to match your unit siding, or brown to match the approved condominium brown trim and balcony colour, are allowed. For ease of approval, the Property Manager can be contacted for the colour code and supplier for the “Flood-based” stain used for your unit siding.

The deck may be left untreated to weather naturally; in this way decks will blend with the fences throughout the condominium.

General

Ensure that all aspects of the deck meet current building code requirements, and that you or your contractor obtain any necessary permits, licenses and certificates required, and make the necessary arrangements to locate any underground services.

Construct the deck over the existing standard patio, disturbing only the minimum patio blocks necessary to accommodate your deck plan. You may expand the deck a few feet beyond the standard patio.

Note that deck railings for these modifications must not act as enclosures, and that no gates are permitted as part of the railing system.

A raised deck adversely affects neighbours' privacy on either side. For this reason, tiered decks are not permitted. The maximum height allowed from ground level to the top surface of the deck boards is nine inches.

Steps at the rear patio door, if present, allow descent to the deck surface. Large, platform-style deck steps are not permitted. If the patio door opens close to ground level, a minimum of two feet must be left between the outer edge of the door sill and the deck, leaving the existing patio blocks undisturbed.

All parts of the deck must be free-standing, independent of, and not attached to, any part of the building or fence. Tree-surrounding decks are not permitted.

All parts of the deck must permit full access to the window well, patio door sill, foundation parging, all service conduits and all central air conditioner installation. No air conditioner or parts of, are permitted on or attached to the deck.

Privacy screens railings, sunscreens and any other deck structures higher than the fence are not permitted. An umbrella is allowed, as long as placement does not interfere with your neighbours' view.

Hanging plants, potted plants and other attached embellishments are permitted only as indicated in the plan for the deck, submitted for prior written approval.

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Decks are not permitted to be used for storage except for a deck box of limited dimensions, barbecue and patio furniture, as specified in the CCC 67 Rules and Regulations.

The Condominium Corporation is not responsible to extract animals that decide to live under owner-installed decks. Owners have the option to have animal-proof meshing installed. To ensure correct installation, this must be done by a professional pest control technician. Owner-installed mesh and other attempts at barrier work create problems.

Any alteration or re-build of an existing deck must have prior written Board approval.

Installation and Common Element Disturbance

Any damage to the common elements such as but not limited to ruts in the turf, or damage to the fences, brick, or window-well caused in the course of installing this or any other modification, is the owner's responsibility. Depending on the type and extent of damage, the Condominium Corporation reserves the right to repair the damage and add the cost of same to the common expenses of the owner. Owners should ensure that any contractors they hire are bonded for this type of accident.

The owner / contractor shall confine his working hours to between 8:00 a.m. and 7:00 p.m. of each working day, dispose of all waste materials related to the project, and leave the site in a neat and tidy order, daily.

Any vehicle or trailer is strictly prohibited on any part of the common element at any time, except in the respective owner's garage or driveway. Any trailer or commercial vehicle associated with the project must be removed from the condominium property or in the garage with the garage door fully shut, after 7:00 p.m. daily, during the course of the project. Boards must be placed continuously under any wheeled equipment such as wheelbarrows.

During the course of work, owners must ensure that the property manager is notified immediately of any problems which may affect any common element materials.

Maintenance

Owners are solely responsible for correct, timely and consistent maintenance of their modifications. Should this or any other modification not be maintained to the satisfaction of the Board, the Corporation reserves the right to remove the modification and conduct all repairs to the common element associated with the modification or its removal, and add the cost of the work to the common expenses of the owner.

For the purpose of common element maintenance or replacement conducted by the Corporation, the owner is responsible to remove and replace this or any other owner modification, to the satisfaction of the Board. If the Corporation performs the removal or replacement, the cost for this will be added to the common expenses of the unit owner.