

PROPOSED AMENDMENT TO RULES AND REGULATIONS

15. BUILDING REPIPING PROJECT

15.1 **In General.** During the Building Repiping Project, the rules of this section 15 shall supersede the Rules and Regulations and the Construction, Remodeling and Alteration Rules to the extent they are inconsistent. For the purposes of this section, the Building Repiping Project shall begin on June 1, 2013, or such later date specified in a notice approved by the Board. The Building Repiping Project shall end on the date, specified in a notice approved by the Board, on which the rules of this section are revoked.

The Board may deny any use of the Building described in this section 15 or revoke any permission granted under this section whenever it determines that such use is detrimental to the progress of the Building Repiping Project or to the best interests of the unit owners.

15.2 **Service Elevator.**

- (a) The service elevator shall be reserved for the exclusive use of persons performing services in connection with the Building Repiping Project except as otherwise provided in this subsection 15.2.
- (b) For the purpose of moving in or out of the premises or the handling of construction material, or large, bulky, heavy, or numerous objects, the Board may permit the use of the service elevator on weekends, holidays, or evening hours. In granting such permission, the Board shall consider the specific circumstances of each request, including the necessity to access the service elevator and the ability to postpone such access until the completion of the Repiping Project.
- (c) The Board may make the service elevator accessible at any time if it determines that there is a critical and urgent need to access the service elevator to transport objects or personnel essential to conform a unit to minimum standards of safety, sanitation, and habitation.
- (d) The service elevator shall be accessible as soon as possible in the case of a medical emergency.

- (e) If the passenger elevator becomes inoperable, the service elevator shall be made accessible as soon as practicable to a person whose safety or health might be endangered by the use of the stairs.

15.3 Passenger Elevator.

- (a) When the service elevator is not available, the passenger elevator may be used to transport groceries, bicycles, toys, or pets.
- (b) A person engaged in delivery, maintenance, moving, construction or other services may use the passenger elevator. However, no person (including a resident) may transport a large, bulky, or heavy object, or numerous objects of any size, unless prior notice is given to the building engineer or the managing agent and he or she determines that such objects will not damage the elevator and will not cause significant disruption to the residents.

15.4 Work Days and Hours. During the Building Repiping Project, the Board may permit a move in or out of the building, or construction or decorating work (including noisy work), that takes place before or after normal work hours, or on weekends or holidays. In granting such permission, the Board shall consider the specific circumstances of each request, including the necessity to use expanded work periods and the ability to postpone work until the completion of the Repiping Project. If permission is granted, the loading zone hours shall be expanded to correspond to the expanded work periods.