

LEISURE VILLAGE WEST ASSOCIATION
MANCHESTER, NEW JERSEY

SPECIFICATION NO. 7_3

SPECIFICATION FOR ALTERATION OR REMOVAL OF UNIT INTERIOR WALL

MANCHESTER PERMIT REQUIRED

A Leisure Village West Association Approved Permit is required for this structural modification by a contractor or qualified mechanic with liability and property damage insurance coverage registered with the LVW Association. The Association reserves the right to inspect the completed job.

ANY CHANGE IN OR DAMAGE TO COMMON ELEMENT FACILITIES, SUCH AS THE PLUMBING, HEATING OR WIRING SYSTEMS SHALL BE SATISFACTORILY RESTORED BY THE OWNER AT HIS EXPENSE.

SPECIFICATION

1. This specification applies only to unit internal partitions and does not cover any opening or removal of portions of an external wall.
2. Before approval of this modification, a careful determination shall be made as to whether or not the wall or portion of wall to be removed is load-bearing. The roof in all models is supported by trusses that bear principally on outside walls, however Greenery (*) models have blowers in the attic, generally located near the access stair and cluster of stud walls at one of the bathrooms. **Inspection must assure that blower support is not involved.**
3. Detailed drawings with measurements must be presented with application for any and all wall modifications. Drawings must indicate preexisting plumbing and or electrical affected by wall removal.
4. All work shall be performed by licensed contractor(s) and must be approved by the **Manchester Building Department, responsible for all construction and enforcement of the New Jersey Uniform Construction Code.**
 - a. (*) "Greenery" models are: Wheaton, Oxford, Stratford, Blair, St Tropez, Hastings

Approved: April 6, 2005
Amended: September 18, 2019