



## BUILDING FAÇADE CODE COMPLIANCE & EQUIPMENT UPGRADES

UPDATE – January 2024

### ***Why can't the la Vita Homeowners Association wash the windows?***

After 20 years of use and original certification, Cal-OSHA (California Occupational Safety and Health Administration) issued a directive prohibiting use of the window washing equipment. We are not allowed to legally use the equipment and are required to create a code compliant design, bring our equipment up to code, revise the OPOS (Operating Procedures Outline Sheet) and obtain Cal-OSHA approval.

### ***Is there more to the project than window washing?***

Yes, the entire building was inspected by Cal-OSHA for occupational safety hazards, and we are legally required to upgrade other areas within the complex. These include modifications to rooftop equipment and installation of railing both on the roof and in the courtyard planters. The design documents include these requirements.

### **Time-Line Overview**

- December 2022: Board approved Olympique contract for code compliant design.
- March 2023: 75% design completed.
- June 2023
  - Board approved Olympique contract for engineering calculations for existing structure and equipment.
  - Board update to impacted owners regarding access and equipment.
- November 2023: Board meeting with Olympique – 100% design (Draft 3) revisions
- January 2024: 100% design (Draft 5) submitted to Cal-OSHA.

### **Cost**

To-date, the costs total \$112,168.95 and include the design, CAD, engineering calculations and legal expenses. Pending costs include construction, the OPOS, and certification.

### **Current Status**

The 100% design was submitted to Cal-OSHA. Minor revisions were required, and the documents have been revised and submitted back to us for review. The Board expects to discuss any required adjustments to access procedures and equipment with impacted homeowners. Thereafter, the Board will solicit bids for construction. Additional steps will include development and approval of the OPOS and final authorization from Cal-OSHA.

Thank you immensely for your patience as we work through this complex project. We hope you trust that we are acting in the best interests of the entire la Vita Association, the homeowners, and residents.

YOUR la Vita Board of Directors