

2024-01-01

## Policy for renovation and remodeling

Remodeling of an apartment that includes interventions in the wall-bearing structure, the floor joists or changes to existing pipes for drainage, heating, ventilation, water requires permission from the board. As a basis for decisions there must be drawings, a description of the work (what is to be done) with a timetable and attached evidence of the contractor's certificates, authorizations and insurance to cover any damage to the property. To determine whether a construction is load-bearing or not, an opinion from an expert may be needed.

Notification to the board must be made in good time (at least 30 days) and before any work has begun

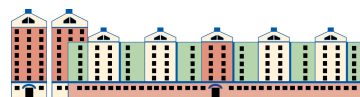
Simpler renovation of an apartment, e.g. painting, wallpapering, rearranging floors, or replacing kitchen furniture, does not require permission from the board.

A special remark applies to water faucets/mixers, you must be careful when choosing the product, that it has a non-return valve and is of high quality. If the check valve stops working a cold-water leak occurs in the VVC return water system and the hot water temperature risks being too low. Hence the risk of »Legionella« bacteria.

All work must be carried out in a professional manner. That is, equal to a professionally performed work by a craftsman with training and experience in the craft in question and follow current industry rules.

In the case of wet room renovation, the waterproofing layer (moisture barrier) must be carried out by a company that is certified according to the industry regulations Safe Water, Safe Water Installation (*Säker Vatten, Säker Vatteninstallation*) and certified according to PER or the Building Ceramics Council (*Byggkeramikrådet*). This is also an insurance requirement. Keep in mind that the craftsman who performs the work must also be certified.

When replacing a kitchen hood, it is important to know that the association has central ventilation, which means that only hoods WITHOUT a motor may be installed. If you want a kitchen fan with a motor, the carbon filter fan applies, where the kitchen fan must NOT be connected to the central ventilation and the fan is equipped with a carbon filter that circulates air in the room. Then the central ventilation must also be provided with a ventilation device made of sheet metal, just like in a bathroom, which must be accessible for adjustment, measurement and cleaning. The ventilation unit must not be built in.



Disruptive work such as drilling and making holes in floors, load-bearing walls and tiling of tiles or clinkers must be minimized and concentrated on as few occasions as possible and must not occur before 8:00 a.m. and after 5:00 p.m. on weekdays. No disruptive work, with the exception of occasional drilling in walls, may occur during weekends.

Inform your neighbors that you intend to renovate and how long the work is expected to last, e.g. through notes in the elevator or letterbox. **Indicate during which period of the renovation work the noise-disturbing work will take place.** It increases the understanding of the disturbances you cause.

Building materials and waste must not be stored in the stairwell or corridors due to the risk of fire.

Construction waste must not be thrown in the waste bins or in the general waste room. Use the so-called Big bags that must be placed so that they do not interfere with transport to and from the property.

The stairwell and corridors must be cleaned daily in case of soiling.

Floors and lifts must be protected against wear and damage due to the renovation.

Any water shut-off is handled by our property manager from Driftia, which is contacted and booked in good time before the shutdown is to take place.

Demolition of wet rooms, kitchens, walls etc. and grinding work usually creates a lot of dust. **It is extremely important to cover the exhaust air ducts to avoid operating disturbances in the ventilation system and unnecessary, costly, filter changes.** In case of negligence that causes filter replacement, the apartment owner will be charged the costs of filter replacement.

For glazing balconies, the association may have a valid general building permit. Contact the board for information. The material must be glass and the panes must not have any vertical slats.

What applies to the glazing of roof terraces can be seen in a separate document on the website.