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## Policy for renovation and remodeling

Reconstruction of an apartment that includes intervention in wall-bearing construction, flooring or alteration of existing pipes for drainage, heating, ventilation, or water requires permission from the board.

The basis for decisions must be drawings, a description of the work (what is to be done) with a schedule and attached evidence of the contractor's certificate, authorizations and insurances to cover any damage to the property. To determine whether a structure 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.

After the work has been completed, drawing(s) showing the relationship after the change(s) (relationship drawings) must be prepared and submitted to the board.

Less comprehensive renovation of apartment, e.g. painting, wallpapering, re-laying of floors, or replacement of kitchen fittings, does not require permission from the board.

All work must be carried out craftsman like. I.e. equals a professionally performed work by a craftsman with education and experience in the craft in question and follow current Swedish industry rules.

For wet room renovations, the waterproofing layer (moisture barrier) must be carried out by a company that is certified according to Swedish industry rules *Säker Vatten, Säker Vatteninstallation* and certified according to PER or the Building Ceramics Council (*Byggkeramikrådet*). This is also required by insurance companies. Remember that even the craftsman who performs the work must be certified. When completely renovating a bathroom, the water-borne towel dryer must also be replaced with an electric one, because water-borne towel dryers no longer comply with industry regulations and have a negative impact on hot water circulation. When removing the water-borne towel rail, old pipes must be "bridged" according to industry regulations.



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 drilling holes in floors, load-bearing walls and the installation of tiles, must be minimized and concentrated on as few occasions as possible and must not occur before 8:00 am and after 17:00 pm on weekdays. None disturbing works, 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, for example by notes in an elevator or mailbox. **Indicate during which period in the renovation work that 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 rubbish bins or in the bulky rubbish bin. Use so-called *Big bags* that must be placed so that they do not interfere with transport to and from the property. The construction waste must be collected as soon as possible and transported away from the property. They must not be left standing over a weekend.

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

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

Any water shutdown is handled by our property manager from Driftia who is contacted and booked well in advance of the shutdown.

Demolition of wet rooms, kitchens, walls etc. and grinding work usually dusts a lot. **It is very important to cover the exhaust air ducts to avoid malfunctions in the ventilation system and unnecessary, costly, filter changes.** In the event of negligence that causes a filter change, the apartment owner will be charged the costs of changing the filter.



What applies to glazing of roof terraces or balconies is stated in separate documents on the website.

If action is carried out in violation of the above mentioned or without the board's written consent, the tenant may, according to the Tenancy Act (Bostadsrättslagen), be liable for restitution or forfeit their right of use of the apartment.