

9600 Construction Requirements

Before beginning a construction project at 9600, the unit owner is responsible for discussing the scope of work with the manager.

Contractors will be turned away and the project put on hold if all procedures are not followed.

Work is permitted between the hours of 9am and 5pm Monday through Friday except holidays and holiday Monday's, there is no work permitted on those days. Workdays are Monday through Friday **from the day after Labor Day through May 15th, all work must cease by this date. Renovating Kitchens and Bathrooms MUST begin no later than February 1st, There are no exceptions.**

Contractors are required to be registered with Margate and provide a copy of the following to 9600:

1. Contractor License
2. Copy of Insurance coverage naming 9600 Condominium Association as insured. Separate insurance certificates must be submitted for G.C. , Plumber and Electrician
3. Permits provided for all electrical and plumbing, this includes replacement of fixtures
4. Contact Name(s) phone information for foreman (G.C.), electrician and plumber
5. \$1000 Security Deposit from owner or G.C. made payable to 9600 Condominium Association for any damage done to common areas
6. Scope of work to management either blueprints if changing the "as built" or narrative if "as built" remains the same. No work can begin without plans submitted to management.

All demo material is to be placed in rolling bins to be transported through the building to avoid wall damage. Metal wheeled carts are prohibited. The large plastic roll bin may be rented from 9600 at a rate of \$25.00 per day.

If plans include alteration of ceilings including scraping or sheetrock, owner or contractor are responsible for contacting Rich Fire Company to remove/ replace Heat Detectors on ceilings. The number to reach Rich Fire Co. is: 609- 641-7776. Rich Fire Co. are the only people authorized to disconnect / reconnect to the fire system. There is a substantial fine from 9600 for unauthorized tampering with the fire system. There is a fee for this service that will be billed to you by Rich Fire Co.

- PEX and Sharkbites are not permitted to be used in 9600. Pro press is acceptable
- Metal studs are required for construction on interior of unit
- If Front door is being replaced, it must be metal or fire rated wood with at least 90-minute fire rating. Exterior color of door and jamb must conform to existing approved color. All thresholds from unit to hallway must be clear varnished oak
- Contractor's must discuss plumbing plan with building facilities supervisor and he must be present for all disconnects, many units share common valves.
- Owners are required to provide a unit key for contractor use. 9600 will not open doors for contractors
- Contractors are required to use the service elevator #3 for any building materials and tools Contractors are not permitted with ANY carts or equipment on elevators 1 or 2
- Contractor Entry and exit are through the Madison Avenue doors only
- Contractors are NOT PERMITTED to plug into hallway electric outlets, there will be a substantial fine if contractors are found to be plugging into hallways
- Unit doors are to remain closed at all times when work is taking place, consideration is expected for the other owners living around the project unit. Also, fire alarms will go off from dust in the hallways.
- Contractors must remove any and all debris and trash from 9600 premises. Contractors and Owners are prohibited from putting any construction debris in the trash rooms or dumpsters
- Contractors are required to clean up elevators and hallways DAILY with any dirt and debris that they create. This includes vacuuming hall floors with contractor vacuum and damp mopping floor plastic
- Contractors are required to put stick down protective plastic on hallway carpet from the unit to elevator #3. There must also be a piece of rug inside the unit to wipe feet before entering hallway. Drop clothes are not permitted in the halls as they become a tripping hazard
- Smoking is not permitted in any common area of the building. Contractors are to smoke on Madison Avenue only and not in front of the building
- Loud music is not permitted in unit while working in consideration of others living around project unit
- The first contractor to arrive from the crew must notify the front desk and obtain the unit key for access.

- **No paint is to be washed down any drains.** All brushes are to be cleaned in the slop sink in the trash room located on the first floor or taken off site. (see front desk for access to slop sink)
- No prep work, sawing or tile cutting may be performed in common areas including; hallways, garage, sidewalks, fire towers, beach corridors.
- 9600 does not provide any storage for construction materials. Nor does 9600 staff move any delivered supplies such as tile, construction materials, fixtures, furniture from curbside to the unit. It is the owner or general contractors' responsibility to handle and move all incoming deliveries.
- All workmen tools, equipment, deliveries must be made through the Madison Avenue beach door entrance. Contractors must supply their own dollies, hand trucks, bins and carts, no metal wheeled equipment is allowed and contractors are not permitted to use 9600 equipment, tools or vacuums.
- Dumpsters are permitted to be parked on Madison Avenue clear of the trash room, loading zone and fire standpipes. Dumpsters require a permit from the Margate Police Department. To inquire about a dumpster permit, the contractor must go into the police station to fill out a permit form. The Police Station is located at 111 N. Decatur Avenue.
- There is only one product approved for application to the balcony surface. The approved product is beige (only Beige) interlocking open weave 12x12 plastic tiles. The manufacturer of the product is DURAGRID, they are able to be purchased on line through Wayfair or Overstock and other online retailers.
Other colors, Carpet, wood, Tile or glued down products of any type are prohibited. See manager for sample material.
- Owners and Contractors are to address all construction related issue with the manager only. Informing the front desk of your plans is NOT sufficient to begin a construction project at 9600. **The responsibility for notification to 9600 is solely with the owner of the unit.** You can either call Sharon at 609-822-9600 or E mail : manager9600@comcast.net

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