



WATERGATE COMMUNITY ASSOCIATION

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Unit Modification Requirements Quick Guide

No WCA approval required:

- 1) Painting, carpeting, wall papering, wood paneling or window coverings
- 2) Bathroom and/or kitchen flooring alterations
- 3) Baseboard and/or trim replacement/installation
- 4) Minor electrical upgrades without change to location or load such as replacement of GFI outlets, switches, light fixtures, etc.*
- 5) Replacement in-kind of kitchen cabinets and countertops (no change in size or weight)*
- 6) Replacement in-kind of bathroom vanity cabinets and countertops
- 7) Minor plumbing upgrades without change in location such as replacement of sink, faucets, angle-stops, toilets, showerheads, etc*
- 8) Removal/replacement of interior doors and shelves
- 9) Replacement of existing dishwasher* or other appliances

WCA office approval: (no application deadline or BOD meeting schedule)

- 1) Wood or wood-type flooring replacement or installations other than bathroom or kitchen
- 2) Ceramic tile flooring replacement or installations other than bathroom or kitchen
- 3) Windows and sliding glass door replacement
- 4) Asbestos removal
- 5) Deck tile or coating installations
- 6) Tub tile surround repairs
- 7) Satellite Dish installation

Board approval required: (see application schedule for deadlines and meeting dates)

- 1) Wall removal, wall creation, wall relocation, pass-through window installation
- 2) Alterations affecting the load bearing capacity of a wall (large, wall-mounted TV, larger than existing wall-mounted kitchen cabinets, heavy shelving)
- 3) Ceiling sheetrock removal or asbestos encapsulation
- 4) Tub tile surround replacement (cosmetic)
- 5) Tub replacement and/or removal (includes walk-in shower, Jacuzzi tub, etc)
- 6) Marble tile flooring installation
- 7) Major electrical renovation such as recessed lighting, relocation or addition of switches or outlets, & renovation/replacement of electrical panel
- 8) Low-voltage wiring installations such as telephone and television cable
- 9) Bathroom ceiling fan replacement
- 10) Stove hood-fan alterations
- 11) Wall/ceiling insulation
- 12) Removal/replacement of sheetrock
- 13) Installation of new dishwasher

Please consult the Unit Modification Application Guidelines and Procedures for complete information.

* May require City of Emeryville Building, Plumbing, Electrical, etc. Permit