



WATERGATE COMMUNITY ASSOCIATION

Application for Modification of Unit

Structural Engineer Report Specifications

Because a structural engineer's report can be costly, here are a few tips to help you provide the Association with the information that will be required to allow the Board to approve your application as expediently as possible:

1. A structural engineer report must accompany all Unit Modification applications that involve alterations to the structure of your unit. These alterations include: wall removal/relocation, kitchen post removal, heavy marble tile installations, etc.
2. The structural engineer report must be prepared by a licensed Structural Engineer.
3. The report must be "wet-stamped" and signed by the Structural Engineer.
4. The report must include any relevant drawings and calculations.
5. The report must be based on an on-site visit that includes a visual inspection of the affected internal structural components.
6. WCA office staff should be consulted at least 72 hours prior to a site visit from your Structural Engineer to discuss the necessity for access to other units.
7. Building plans can be viewed after an appointment to do so has been made.
8. The report must have a cover page that summarizes the findings, stating declaratively what (if any) the consequences are of the proposed modifications and what steps will be taken to address these consequences. For example: "The kitchen post is not load bearing." Vs. "The post does not appear to be load bearing."
9. The report will not contain any "hold harmless" statements or contain any language limiting your Structural Engineer's liability.

Note: Please also be aware that the City of Emeryville has their own requirements regarding the building of and/or removal of walls and posts. Please consult with the City at (510) 596-4310 to ensure that your Structural Engineer's report is complete. The Association will not be responsible for incomplete reports, applications, errors or omissions. It is the Homeowners responsibility to see to it that their paper work is in order before construction begins. Any questions should be directed to the appropriate governing body.