

SEAL BEACH MUTUAL NO. FOUR**Physical Property****Walk-in Therapeutic/Jacuzzi-Type Bathtubs**

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2 If a shareholder wishes to have a walk-in therapeutic bathtub or Jacuzzi and the related
3 equipment/appurtenances installed, the following must be adhered to:
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- 5 **1.** A permit to install the walk-in therapeutic bathtub or Jacuzzi and related
6 equipment/appurtenances must be obtained from the Physical Property Department of
7 the Golden Rain Foundation prior to having the bathtub/Jacuzzi installed. Shareholder
8 shall assume financial responsibility in case the licensed company fails to comply with all
9 provisions of the permit and all GRF and Mutual policies, rules and regulations, and
10 agrees to return the Mutual property to its original condition or satisfactorily complete the
11 installation.
12
- 13 **2.** The Mutual has the authority and authorization to remove the bathtub/Jacuzzi and related
14 equipment/appurtenances and return the shower/tub area to its original condition at
15 shareholder's expense if the installation does not comply with this policy or if the
16 provisions of this policy are not met.
17
- 18 **3.** The walk-in therapeutic bathtub/Jacuzzi shall have:
 - 19
 - 20 **3.1.** Sound board applied to all surrounding walls, floor to ceiling, with drywall mud
21 and taped.
 - 22 **3.2.** The shower trap shall be replaced using an all-glue ABS trap and a 2" trap with
23 accessible cleanout shall be maintained.
 - 24 **3.3.** All new water piping shall be copper pipe. Water tie-ins shall be in the attic with
25 ball valve shutoffs.
 - 26 **3.4.** A 24" x 24" attic access shall be provided in the bathroom for access to the shut
27 off valves. The attic access cover shall be a combination of plywood laminated
28 to a 5/8-inch type X drywall with the drywall facing the attic side.
 - 29 **3.5.** The bathtub/Jacuzzi faucets shall have quarter turn shutoffs that are accessible.
30 The discharge of water shall be by gravity drain. A pump may only be used if the
31 discharge rate does not exceed 7 gpm. Air injection jets may only be installed if
32 they do not exceed a 44 decibel sound level. If they are an integral part of the
33 bathtub/Jacuzzi, they must be disabled if they do not meet this sound level.
 - 34 **3.6.** A 40-gallon water heater shall be installed, and also recommended is a re-
35 circulating pump (insta-hot system) for the bathtub/Jacuzzi.
 - 36 **3.7.** The main electrical panel must be upgraded to a 125 amp square D electrical
37 panel with a 100 amp main breaker, if necessary, to provide sufficient circuit
38 breakers. A sub-panel is not permitted.
39
- 40 **4.** Any damage which may occur to the building and/or appurtenances thereto during and/or
41 after installation of bathtub/Jacuzzi and related equipment/ appurtenances is the
42 responsibility of the shareholder and any repairs shall be paid for by the shareholder.

(Dec 2021)

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43 Further, the shareholder, at their expense, shall be responsible for any removal/re-
44 installation of the bathtub/Jacuzzi deemed necessary by the Mutual for the purpose of
45 repairs and/or maintenance work to the building and/or appurtenances thereto.
46

47 **4.1.** To cover any damage resulting from the use or operation of the bathtub/Jacuzzi
48 to Mutual property or to any property in adjacent units, the shareholder agrees
49 to maintain a liability insurance policy with a minimum of \$300,000 in coverage.
50 The shareholder is financially responsible for any damages resulting from having
51 the bathtub/Jacuzzi in their unit.
52

53 **5.** The bathtub/Jacuzzi and related equipment/appurtenances shall be maintained in good
54 working condition. If the bathtub/Jacuzzi and/or related equipment/ appurtenances are
55 not maintained in good operating condition by the shareholder, the bathtub/Jacuzzi and
56 related equipment/appurtenances shall be removed, repaired, and/or replaced at the
57 shareholder’s expense independent of Service Maintenance.
58

59 **6.** The bathtub/Jacuzzi and related equipment/appurtenances must be removed and
60 replaced with a standard shower and appurtenances upon sale or transfer of the unit, at
61 the shareholder’s expense, unless the buyers/transferees sign a supplemental
62 agreement accepting responsibility for the bathtub/Jacuzzi and related
63 equipment/appurtenances and agree to the provisions of this policy.
64

65 **7.** The shareholder(s) must sign a copy of this policy and acknowledge that they are aware
66 of the provisions and agree to abide by them.
67

68
69 I hereby acknowledge that I am aware of the provisions of this policy and agree to abide by
70 them.
71

72 Shareholder’s Name _____ Apt. _____
73

74 Shareholder’s Signature _____ Date _____
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Document History

Adopted: 08 Dec 2010

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Keywords: Mutual Four Walk-in Jacuzzi Therapeutic Bathtub

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