

Paint and alterations (units)

Purpose of the policy

To maintain co-op property and set out co-op requirements for members who wish to paint, alter or improve their units.

Policy

Wall treatments

1. Members must use paint types and colours specified by the co-op. A member may use other paint types and/or colours with the permission of the Board subject to the member's agreement in writing to pay costs additional to what the co-op would cover and to pay any extra costs to restore the unit to co-op standards on move-out.
2. No wallpaper permitted.
3. Units may be painted every five years; the co-op will supply "co-op approved" paint only. The member must pay the cost of labour.
4. On move-out, the co-op will paint units as necessary, at the co-op's expense, using professional painters if the member has occupied the unit 5 years or more. Otherwise, the member will be charged a pro-rated share of the painting cost based on the years they occupied the unit. Units must be restored to paint types or colours specified by the co-op.

Minor alterations

5. Members may attach pictures, paintings, shelving and other objects to the unit's interior walls. Nothing may be attached to the ceiling. Members will be responsible for any repair or re-painting resulting from installation or removal of minor alterations or improvements, as required by the co-op.

Major alterations and structural changes

6. Any major alterations or structural changes must comply with the Occupancy Agreement Sections 10 and 11.06.

Policy approved by general meeting:

Replaces policy dated:

Procedures needed to carry out this policy

1. Process and forms for applying to do wall treatments (if allowed).
2. Process and forms for applying to make changes or improvements (if allowed).
3. Recommended methods of attaching pictures, etc.
4. Co-op approved paint types, colours and application methods.
5. Process for the purchase, disbursement or reimbursement of paint, if supplied to members.

Options

Option: Point #1

Add “A member may use other paint types and/or colours with the permission of the **[Board] [and] [Maintenance Committee]** subject to the member’s agreement in writing to pay costs additional to what the co-op would cover and to pay any extra costs to restore the unit to co-op standards on move-out”.

Options: Point #2

Replace “and preparing walls for painting” with “and painting walls as required by the co-op”.

Delete Point #2 and replace with “Wallpaper is not permitted”.

Options: Point #3

Delete “five” and insert how often the co-op will paint units.

Delete “at the co-op’s expense, using professional painters” and add “by the member, at the co-op’s expense” or delete “every **[five]** years” and add “by the member, at the member’s expense”

Note: The Homes BC operating agreement may specify an interior painting schedule in the replacement reserve plan. For co-ops funded under other programs, painting is not recognized as a capital expense in the replacement reserve plan. In this case repainting by the co-op must be included in the annual operating budget.

Option: Point #4

Delete “the co-op will paint units as necessary, at the co-op’s expense, using professional painters” and add:

- “the member will paint the unit as necessary, at the co-op’s expense”, or
- “the member will paint the unit as necessary at the member’s expense”.