

## **REGULATIONS FOR ATRIUM ENCLOSURES**

March 22, 2023

All work must be in adherence to current local and state construction codes and requires permits.

1. In “Braeburn” type units the garage may be joined to the unit by an enclosure from the garage rear door to the front entrance, closing off the atrium. This addition must be compatible in design with the existing structure. Semi-private enclosures such as half walls or fences are not allowed.
2. The enclosure must be built on a concrete slab with an integral footing as per Monroe Township specifications. Any pre-existing walkway section must be removed prior to building the concrete base.
3. An exterior water frost free valve (hose bib) is usually in the atrium in the front wall of the unit. Adding the enclosure could impede access to the valve, the valve being in the interior of the added structure. This valve must be relocated to an exterior wall of the enclosure. The newly relocated hose bib must be frost free.
4. The enclosed atrium must be drained by a 3 inch pipe running underground to the curb.

## **REGULATIONS FOR VESTIBULES**

All work must be in adherence to current local and state construction codes and requires permits.

1. A vestibule may be added at the front entrance of a unit. This addition must be compatible in design with the existing structure.
2. The addition must be built on a monolithic concrete base with footings. Any pre-existing walkway section must be removed prior to building the concrete base.