

Bay Club Remodel and Alteration Guidelines

Permits are required per building code and Town of Frisco including, but not limited to, the following:

Plumbing - Any changes to drains, valves, waterlines

Electrical - Any changes involving moving or installing additional electrical lines, fixtures

Mechanical - Any work involving replacing/changing boilers, furnaces, venting, hot water heaters, gas lines or gas fired appliances.

Structural - Any wall modifications, wall removal, and any changes to the kitchen layout including island additions and changes, etc.

Permits are not required for:

Interior paint

Wall coverings

Counter top material

Cabinets (if keeping the same layout)

Replacing kitchen appliances that will be put back in their original location

Approval by Bay Club Architectural Committee for:

Floor covering and structural changes. No hard surfaces are allowed except in the kitchen, bathrooms and entry way.

Flooring Policy - There are some owners who have hard surface floors and they will not be asked to replace them. The ARC will only approve carpet with pad for floor replacements where there is carpet currently, and tile where there is tile. The existing floor has a 50 +/- rating with carpet and pad, and any type of hard flooring, regardless of cork or other sound mitigating materials, will lower the rating. There are no viable options for improving the floor soundproofing and there are no sound channels in the building.

First step before a remodel project should be a visit with the Frisco Community Development Department Building Official to determine if a permit is required for the project.