

Tamarack Trails Community Services Association, Inc.
Madison, Wisconsin
Policy Resolution

Subject: Ramps – Exterior

No. IV-403

Supersedes Policy Dated: New Policy

Review Responsibility: Architectural Review Board

Source: Declaration and Board Action

Effective Date: November 21, 2017

Owners with long-term ambulatory challenges may install, with TT Maintenance Dept. guidance and ARB and BOD approval, exterior ramps to aid their entrance into their residences.

Note: Resident(s) should initially contact the TT Office about local availability of ramps.

Short-term and long-term needs. Residents with medical conditions of temporary or predictably short-term duration may want to utilize commercially made ramps to aid access to their housing. Typically, these products are small, inexpensive, often portable, and made of light-weight structural aluminum (and hence are easily removed). Before using these products, residents should confer with ARB representatives to ensure that ramp placement and use fits into the architectural ambience and neighborhood norms of Tamarack.

Residents with more challenging, lasting medical conditions, predictably long-term, may want to construct what is conventionally and broadly referred to as a handicap-entry ramp for a residential house. Guidelines for doing that follow.

Effective planning and construction of a ramp involves understanding and being able to implement the detailed requirements of State of Wisconsin Building Code SPS 321.045. RAMPS (available from the Association office and on-line in electronic documents published by the state). The ARB strongly encourages applicant-residents (and/or their architects) to begin their application process by conferring with the Association's manager and committee specialists to review the state's code specifications.

Owners must purchase and post the building permit required by the City of Madison.

Approval from Tamarack's ARB and BOD to construct a ramp also requires owners to demonstrate in their application documents acceptance of TT's restrictions (separate from those of the state), which follow.

Safety, Structural Integrity, and Maintenance Serviceability

Construction ramps may only be made from treated wood (floor support and trim for the floor; floor cross-pieces; and posts for the railing apparatus, if needed); and Azek composite "lumber" (for rails and support pieces for railings).

Structural support pieces, including posts, may only be joined to railing apparatus pieces by stainless steel bolts and screws and/or by non-corrosive fasteners designed by the manufacturers for their products. Not permitted are pre-formed pieces, aluminum or steel materials used in construction of decks; and commonly-used screws and nails which soon bleed rust onto decorative staining.

If at all possible, no part of the ramp should be attached to, use as structural support, or penetrate the siding of any residence. When required, an attachment must be to a structural timber of a wall.

In the footprint of the ramp there should be adequate space around the posts, platforms and the foundation to facilitate normal snow removal and grass trimming.

Integration within the Neighborhood

Applicants in their elevation drawing proposals should present a ramp structure proportionately sized and sited for a single unit within a multi-unit dwelling. Platforms and geometric turns should be limited in number, whenever possible, to maintain TT's typical architectural profile for dwellings.

Applicants must also show, on a footprint drawing, how the ramp's linear flow of activity conforms to established vehicle and pedestrian traffic flow in immediate and nearby surroundings.

Footprint drawings should also indicate appropriate locations for existing and new landscape plantings.

In instances in which a ramp is approved, and ramp use will be predominantly motorized wheel-chairs coming and going, the ARB may monitor the finished structure to decide if noise-reduction carpeting is needed—and require the owner to purchase it.

Newly approved and constructed ramp floors must be stained with exterior stains approved by the ARB for decks: Cabot's "Pewter Gray" or "Bark Mulch;" Cedartone's [Menard's] "Decking."

Railing and post apparatus pieces should be treated with a Maintenance-Dept.-approved "white" compatible to that on the dwelling's existing trim.

Continuing Maintenance, Owner and Association Responsibility

Ramp owners (resident and absentee) have full responsibility to maintain them in safe condition with their elements functioning as intended, and with a pleasant appearance. Absent this commitment from an owner, The Association, after working with him/her informally, and (with proper legal notice to him/her), may remove the ramp--billing the owner for all expenses incurred to do this. {This provision also applies to owners who bought properties with ramps prior to the approval of this policy, November 21, 2017}.

Removal of Ramps.

Owners of both temporary (commercial) and constructed ramps must remove them:

1. promptly, after the ramp's intended ambulatory-challenged user(s) have moved from the residence or are no longer capable of continuing, regular entrance/egress on its ramp structures.
2. Before closing on the sale of the property, or transferring the deed to another. In such transactions Tamarack has no ownership claim or responsibility for dealing with any ramp or any of its parts.