

Section 15

Storage

Storage Regulations

Ref. Declaration - Section 6.1 (e)

NOTE: Rules governing storage in assigned parking spaces in P1 and P2 garages are specified in Section 12 paragraphs 2 and 3.

Residential floors 1 – 12 each have one Refuse/Storage room. Each Unit on floors 2 - 12 is assigned a designated space in the Refuse/Storage room on their residential floor for the exclusive use of the Unit occupant for storage of personal property. The Refuse Room on the first floor is too small to allow space for storage. Thus, residents of Units on the first floor are assigned to use a designated storage space on one of the upper floors as follows:

Unit 101 – 2nd floor; Unit 102 – 3rd floor; Unit 103 – 4th floor; Unit 104 – 6th floor; Unit 105 – 5th floor; Unit 106 – 7th floor; Unit 108 – 8th floor. Residents of first floor Units will be issued a key for the Refuse/Storage room on the floor where their designated space is located as well as a key for the 1st floor Refuse Room.

Refuse/Storage rooms are Limited Common Elements and are also the designated Refuse rooms for the Units on that floor. Storage of hazardous materials as well as any remodeling/upgrading materials, equipment, or supplies before or after the work is done are specifically prohibited. Refuse/Storage rooms cannot be used as a staging area or preparation area for unit remodeling or hobbyist work. Storage space in a Refuse Room plus any additional approved storage space must be vacated when that Unit owner is no longer in residence in Pacific Tower.

Units assigned to a specific Refuse/Storage room share a common high security key.

Storage Dimensions:

- Each unit is assigned either a storage cage or storage floor space as taped. All items should fit within the cage or the floor space as marked.
- Maximum allowed height of stored items cannot exceed 80 inches.
- Board of Directors (BOD) approval in advance and display of a completed, signed [Section 15 Extra Storage Application Fillable](#) (available at www.ptcatacoma.org or on the TMT portal) is required to store items outside of cages or the assigned taped area.

Custom Storage Cages:

- Custom made storage cages are allowed inside storage rooms as follows:
 - Cages must fit within the marked floor space.
 - Cages must not exceed 32" width x 48" length x 80" height to fit through the door.
 - The cage design must be approved in writing by the BOD prior to installation.

Identification Requirements:

- If stored items are outside of assigned storage spaces, a notice will be posted on the door of the storage room requesting immediate identification of the items in question. If identification has not been provided 7 days after posting of notice, a letter will be sent to the last known address of the owner-of each unit sharing the storage area. If identification has not been provided 15 days after the postmark date of the letter the BOD may declare the unidentified stored items “abandoned”. Once the stored items are declared abandoned, the BOD may remove them. PTCA is not liable for claims for losses of abandoned items.

Safety Requirements:

- Food, pet food, or other consumables; highly flammable substances; paint of any kind; illegal substances; firearms; explosives; tires and other vehicle parts or equipment; bicycles; empty cardboard boxes including large TV boxes; hazardous materials are prohibited.
- The BOD reserves the right to determine if stored property is deemed hazardous. Property deemed “hazardous” must be removed immediately. If the owner of the property cannot be located or refuses to remove the hazardous material the BOD will remove the hazardous property at the owner’s risk/expense. PTCA is not liable for claims for losses of hazardous items.
- Stored personal property must not block access to trash or recycle bins. Stored property deemed by the BOD to be blocking access to trash or recycle bins or stored outside of authorized areas is improperly stored. If the owner cannot be located or refuses to comply, the BOD may reposition or remove the property at the property owner’s risk.
- All stored items must be at least 18 inches away from any sprinkler head.

Enforcement:

- ❖ The BOD will inspect all Limited Common Element rooms at least every six (6) months checking for abandoned or improperly stored items. The BOD may dispose of abandoned items or reposition/re-secure improperly stored items.
- ❖ The BOD reserves the right to fine the owner of the property in question for refusing to comply with any of the above requirements. City, State, or Federal fines may be incurred in addition to PTCA fines for violation of Safety Requirements stated above.