



## **Construction Guidelines**

### **General Rules**

The following rules apply to all employees, subcontractors, and service personnel of all contractors performing work within Carnes Crossroads while on the premises. Infractions of any of these rules may result in penalties of the complete construction deposit(s) being withheld.

1. The construction will be allowed from 7:00 a.m. until 6:00 pm on weekdays (7:00 pm during daylight savings time), and 8:30 a.m. – 4:30 on Saturdays. All construction related activities are prohibited on Sundays and major holidays.  
\*After Hours and Sunday work permits may be approved on a case by case basis, for inside quiet work only.
2. Builders are required to keep their job sites as neat and clean as possible. Trash and discarded materials must be removed weekly. Loose construction supplies must be secured nightly. There will be no stockpiling or dumping on adjacent lots or on streets. Construction materials are to be neatly piled on site; debris and rubbish are to be contained and periodically removed; tall, unsightly weeds are to be routinely cut back, streets adjoining a construction site are to be frequently swept clean of dirt and construction trash. Fines will be deducted from the Construction Deposit for messy job sites.
3. Install erosion control measures (silt fencing) to the perimeter of the property and tree protection to street trees and any existing trees onsite to be saved, prior to plans being stamped. Submit photos of all 4 sides of property. The silt fence will be required to be removed and the lot stabilized 60 days from the stamped plan date.
4. Builders are required to place a dumpster on site during construction. Should a builder be working on two adjacent homes, one dumpster can service both properties. Builders may use recycling services instead of a dumpster on a job site but the Builder is ultimately responsible for flying debris. Secure/cover dumpster nightly. Both homes are required to submit photos of stormwater protection.
5. All vacant properties shall be kept neat and cleared of debris, and shall be well and continuously maintained in their natural condition until construction commences on the property.  
If using a vacant property to stage materials, all erosion control measures must be in place.
6. Builders will use only the utilities provided on the immediate site on which they are working.
7. Any damage to streets and curbs, drainage inlets, streetlights, street markers, mailboxes, walls, etc. is the responsibility of the owner/builder.
8. There will be no washing of any truck on the streets. Any concrete delivery truck washed out must be on the construction site.
9. Builders are required to see that they do not spill any damaging materials while within Carnes. If spillage occurs, operators are responsible for cleaning up.

Cleanups done by Carnes Crossroads personnel will be charged to the builder. Please report any spills as soon as possible to the ARB.

10. If any telephone, cable, TV, electrical, or water lines are cut, it is the builder's responsibility to report such an accident to the community association and appropriate utility within 30 minutes.
11. Loud radios or noise will not be allowed within the neighborhoods. This is distracting and discomforting to property owners. Normal radio levels are acceptable. Do not mount speakers on vehicles or outside of homes under construction.
12. No vehicles (trucks, vans, cars, etc.) may be left in the job area overnight. Construction equipment may be left on the site while needed, but must not be kept on the street. Parking should be off streets whenever possible.
13. No contractor personnel will be permitted to bring pets on the property.
14. Contractors must park on one side of the street to allow ease of passage to all vehicular traffic and especially for emergency vehicles.

The following list represents a schedule of fines for homes during construction. These fines will be collected from the construction deposit.

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|--|------------------------------|
| a) Littered site/No dumpster/Dumpster not being emptied in a timely manner/ Dumpster overflowing   | \$250.00                     |
| b) Damage to right-of-way (sidewalk, curbs, landscaping)   | \$100.00, plus restoration   |
| c) Vehicle or dumpster parking on adjacent property or major road without designated parking spaces/Building material or equipment on adjacent property/ Damage to adjacent property | \$300.00, plus restoration   |
| d) Unsecured or no temporary sanitary facilities   | \$100.00                     |
| e) No job sign/ nonconforming job sign   | \$100.00                     |
| f) Damage to natural areas   | \$1,500.00, plus restoration |
| g) Damage to common areas  | \$1,500.00 plus restoration  |
| h) Unauthorized plan change (minor)  | \$250.00                     |
| i) Unauthorized plan change (major)  | \$1,500.00                   |
| j) Unauthorized finishes (paint, stain, roof material)   | \$1,500.00, plus restoration |
| k) Silt fencing not maintained properly  | \$300.00                     |

l) Improper egress	\$300.00
m) No tree protection	\$300.00
n) Clearing site without plans stamped & stormwater protection measures installed	\$1,500.00
o) Fill placed on tree roots	\$500.00, plus tree mitigation
p) Working on a Sunday or after hours without a permit	\$500.00
q) Working on a Holiday	\$1,000.00
r) Site fill or Installation of Landscape without approval	\$1,500.00
s) Dirt/Trash/Debris in the Street	\$200.00, plus restoration
t) Failure to maintain site (weeding, mowing)	\$100.00, plus restoration
u) Cover dumpsters nightly	\$150.00
v) Final Grading may not negatively impact neighboring properties	Repair and restoration

The ARB will assess fines on a case-by-case basis and may pursue legal action if necessary. The amounts of the fines given above are subject to periodic increases at the sole discretion of the ARB.

**\*\*Builder shall have 24 hours to remedy violation, unless otherwise noted by the ARB, before fines are doubled.**

Updated December 2018

## **Carnes Crossroads ARB Inspection Timeline**

1. Meet ARB staff on site to review site conditions (silt fencing, tree protection, etc.) prior to commencement of construction
2. Provide ARB with copy of City of Charleston building permit within 10 business days of permit issuance
  - a. \$500 fine for copy of permit received after 10 business days
3. Within 10 days of City foundation sign-off provide ARB with stamped foundation survey and schedule meeting with ARB staff for foundation inspection
  - a. \$500 fine for foundation survey not submitted within 10 business days of survey being stamped by a registered land surveyor
4. Within 10 business days of City framing sign-off provide ARB with proof of city approval and contact ARB staff for framing inspection
  - a. \$500 fine for ARB staff not contacted within 10 business days of city approval
5. Provide ARB with copy of Certificate of Occupancy (CO) within 10 days of issuance
  - a. \$500 fine if not submitted within 10 business days of CO issuance
6. Request ARB perform final inspection within 60 calendar days of issuance of CO by City of Charleston
  - a. If final inspection is not requested within 60 calendar days of issuance of CO, builder's construction deposit will be forfeited

\*Site conditions, Foundation and Framing inspections will be required for each home constructed in Carnes Crossroads and may be waived at the ARB's sole and absolute discretion. Final inspections will never be waived.

\*If inspections are waived all documentation must still be submitted to the ARB within the times prescribed above