



## **2023 ARB CONSTRUCTION GUIDELINES**

### **General Rules**

The following rules apply to all employees of Daniel Island contractors and service personnel while on any Daniel Island premises. Failure to comply will result in fines and/or require mitigation and/or restoration. The ARB may implement a “Stop Work Order” for all activities on the subject property.

- 1.** The construction activities will be allowed Monday through Friday, from 7:00 am until 6:00 pm and 7:00 am until 7:00 pm during daylight saving time. Construction traffic is permitted on Saturdays from 8:30 am to 4:30 pm. All construction related activities are prohibited on Sundays\* and major holidays. \*After Hours and Sunday work permits may be requested for an additional fee for inside quiet work only.
- 2.** Builders are required to keep their job sites neat and clean. 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 the construction site are required to be swept clean of silt/dirt and construction trash daily.
- 3.** Builders are required to install all erosion control measures (silt fencing, egress aggregate, tree protection, etc...) on the property prior to requesting the plans to be stamped for permitting to the City of Charleston. Photos of all sides of property and erosion control measures are required to be submitted as proof of the installation. All erosion control measures are required to be in place at all times during construction activities.
- 4.** Builders are required to place a dumpster on site during construction. The dumpsters are required to be covered at the end of each day.
- 5.** Builders are responsible for the maintenance of the property (mowing, weed control, erosion control, etc....) until all construction activities are completed.
- 6.** Builders are required to use only the utilities provided to the subject property. The use of neighboring property’s utilities is prohibited.
- 7.** Any damage to any property, including but not limited to, streets and curbs, drainage inlets, street trees, streetlights, street markers, mailboxes, etc. is the responsibility of the owner/builder.
- 8.** Vehicles are prohibited from being washed on the streets. Also, all sites are required to have concrete washout stations for the use of washing out any concrete truck, machinery, mixers, tools, etc....
- 9.** Builders are responsible for any damages to the streets, sidewalks, other properties, etc.... that occur from spills, leaks, etc.... Please report any spills and clean up efforts to the ARB as soon as possible. Any repairs, mitigation, fines, restoration, etc... are required, they will be the responsibility of the builder.
- 10.** If any telephone, cable, TV, electrical, water lines, etc... 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 will not be allowed and may be subject to the City of Charleston Noise Ordinance and/or Livability Court policies.



12. No vehicles or trailers may be left on the job site overnight.
13. No contractor personnel will be permitted to bring pets on the property.
14. Builders and their subcontractors are required to verify with the City of Charleston about all applicable parking rules and regulations for the streets. Please note: On many of the streets, parking is only allowed on one side to allow safe passage for emergency vehicles and other vehicular traffic. Any fines incurred or vehicles towed are the responsibility and expense of the vehicles' owners.
15. Protective fencing is required to be in place around all protected trees and grand trees prior to the start of any construction activities and is required to be maintained until all construction activities are completed. The area within the protective barricade shall remain free of all building materials, dirt or other construction debris, vehicles, and construction activities. A 4' chain link fence with silt fencing is required for the tree protection of all trees 24" cal or greater. Changes in grade within the protected areas requires approval from the City of Charleston Zoning Administrator and the ARB.
16. Should any buffer required to be protected become disturbed by construction activities, the ARB and/or the City of Charleston and any other governing authorities may implement fines and/or mitigation requirements. The ARB may require a revised landscape, grading, and drainage plan to show how replanting of the buffer will be addressed.
17. Builders are required to properly maintain all stormwater control BMPs for curb inlets and catch basins located on or adjacent to the property and must be kept clean and clear of dirt and debris by the builder until all construction activities are completed. Any damages or need for replacement of the devices will be done by the ARB at the builder's expense.

**2023 ARB Construction Violation Fine Schedule**

*The following list represents a common schedule of fines during construction. These fines will be collected from the builder's construction deposit unless otherwise noted. The ARB will assess fines on a case-by-case basis and may pursue legal action if necessary. The amounts of the fines are subject to periodic increases at the sole discretion of the ARB. The ARB reserves the right to implement fines for construction violations in addition to those listed below. The Builder shall have 48 hours to remedy violation, unless otherwise noted by the ARB, before fines are doubled. Repeat violations may prompt a review of your builder program application. Should the amount of the fines deplete the construction deposit to below \$2,500, the construction deposit will be required to be replenished to the full amount.*

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|--|------------------------|
| a. Littered site/No dumpster/Dumpster not being emptied in a timely manner/Dumpster overflowing    | \$250                  |
| b. Damage to right-of-way hardscaping (asphalt)  | \$250 plus restoration |
| c. Damage to right-of-way landscaping  | \$200 plus restoration |
| d. Building Material, Vehicle, or dumpster stored on adjacent property/Damage to adjacent property | \$300 plus restoration |



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| e. Unsecured (or no) temporary sanitary facilities                                 | \$100                    |
| f. No job sign/nonconforming sign  | \$100                    |
| g. Damage to natural areas   | \$1,500 plus restoration |
| h. Damage to common areas  | \$1,500 plus restoration |
| i. Unauthorized plan change (minor)  | \$250                    |
| Unauthorized plan change (major)   | \$1,500                  |
| j. Unauthorized finishes   | \$1,500 plus restoration |
| k. Silt fences not installed or maintained properly                                | \$300                    |
| l. Improper egress   | \$200                    |
| m. Clearing site without plans stamped & storm water protection measures installed | \$1,500                  |
| n. Damage or Unauthorized Removal of tree(s):<br>(6" to 23")                       | \$1,000 plus mitigation  |
| (24" or greater)   | \$2,500 plus mitigation  |
| o. No tree protection  | \$300                    |
| p. Working on a Sunday/after hours without permit                                  | \$500                    |
| q. Working on a Holiday  | \$1,000                  |
| r. Site fill or installation of landscaping without approval                       | \$1,500                  |
| s. Dirt/Trash/Debris in the Street   | \$200 plus restoration   |
| t. Failure to maintain site (weeding, mowing)                                      | \$100 plus restoration   |
| u. Dumpster not covered nightly  | \$200                    |
| v. Final Grading may not negatively impact neighboring properties                  | Repair and restoration   |



- w. Accessing the job site from an adjacent property \$1,500 plus restoration
- x. No proper concrete and/or paint washout station on site/ \$1,000, plus restoration  
unauthorized concrete and paint washout on site

### **ARB Inspection Timeline Requirements and Fine Schedule**

1. The ARB will require photos of all four sides of the lot showing the erosion control measures and tree protection fencing (if applicable) have been installed prior to stamping the final set of architectural plans. Clearing or disturbing the site without plans stamped by the ARB and/or without erosion control measures installed is a \$1,500 fine.
2. Provide ARB with a copy of the City of Charleston building permit within 10 business days of permit issuance. *\*\$500 fine for copy of permit received after 10 business days\**
3. Provide ARB with a copy of the foundation survey within 10 business days. *\*\$500 fine for foundation survey not submitted within 10 business days of survey being stamped by a registered land surveyor\**
4. Provide ARB with a copy of Certificate of Construction Completion within 10 days of issuance. *\*\$500 fine if not submitted within 10 business days of CO issuance\**
5. Request ARB perform a final inspection within 60 calendar days of issuance of Certification of Construction Completion by the City of Charleston. If final inspection is not requested within 60 calendar days, the builder's construction deposit will be forfeited.

***Note: The Architectural Review Board (ARB) review relates to the external design and site design only. The ARB does not assume liability for structural design or material sufficiency. Board review does not constitute any opinion or representation by the Board or Staff that the design plans comply with any Municipal, State or Federal laws.***