



POINT HOPE CONSTRUCTION GUIDELINES

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

GENERAL RULES:

1. 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 p.m. 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, open spaces 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. All builders shall be in compliance with the most current South Carolina NPDES GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES. 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.
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. Builders are required to submit photos of stormwater protection for each home.
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 or own.
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 lot in an SCDOT approved container or in a concrete washout site provided.
9. Builders are required to see that they do not spill any damaging materials while within Point Hope. If spillage occurs, operators are responsible for cleaning up. Cleanups done by Point Hope personnel will be charged to the builder. Please report any spills as soon as possible to the DURB.



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 POA office and the 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.

INSPECTION TIMELINE:

1. Provide DURB with copy of City of Charleston building permit within 10 business days of permit issuance.
2. Within 10 days of City foundation sign-off, provide DURB with stamped foundation survey.
3. Within 10 business days of City framing sign-off provide DURB with proof of city approval.
4. Provide DURB with copy of Certificate of Occupancy (CO) within 10 days of issuance.
5. Request DURB perform final inspection within 90 calendar days of issuance of CO by City of Charleston.

*The DURB will assess fines on a case-by-case basis and may pursue legal action if necessary. Please reference the DURB Fees & Fines Schedule for details and the current fines schedule.