

CONTRACTOR'S CONSTRUCTION PROCEDURES AND GUIDELINES
Salishan Leaseholders, Inc.

The following are procedures and guidelines for leaseholders and their contractors during construction in Salishan. The architectural committee is not bound or limited by these guidelines in that its authority is outlined in the Uniform Lease.

Both the SLI building permit notice (*Doc #120*) and the County building permit are to be posted at the homesite during construction.

Any deviations from the approved final plans must be submitted to the Architectural Committee in writing for approval. No clearing of the lot (vegetation, soil/sand), or drainage changes) shall occur before the mandatory on-site pre-design conference without express permission from the architectural committee or the manager.

1) OBSERVATIONS AND FINAL INSPECTION

Other than mandatory County and State requirements, the leaseholder or contractor shall request three (3) observations and a final inspection by SLI during the course of construction, to check that the approved plans are being followed. The observations and final inspection shall be made by at least two (2) of the following: SLI manager, a member of the Architectural Committee, and/or the committee consultant. At no time is SLI responsible for the quality of construction or adherence to County building codes.

- a. The first observation will be made at the time batter boards are in place and floor grades established.
- b. A second observation will be made at the time forms are in place and before concrete is poured. In the case of an improvement on piling, the observation will be made when the first floor elevation has been established and before framing is commenced.
- c. A third observation will be made at the time framing is completed and before roof construction has been started.
- d. A FINAL INSPECTION, requested in writing, will be made at completion of the improvement to assure the contractor that all plans have been complied with to the satisfaction of the architectural committee. The leaseholder shall be liable for any cost of changes occasioned by failure to follow the approved plans.

2) PRESERVATION OF TREES AND SHRUBS

- a. Construction must be conducted in a manner so as to minimize harm to all natural vegetation. Dirt or sand shall not be piled around tree trunks.
- b. All topping, trimming or removal of trees must have already been approved by the Architectural Committee on the final plan. Any additional requests for tree removal or trimming must be submitted to the committee.
- c. Trees that are slated for retention on the final plan must be protected from damage during construction. The architectural committee may ask that a tree expert be consulted as to the best method.

3) EXCAVATION

- a. Removal of sand or native soil from the Salishan premises is strictly prohibited by the Uniform Lease without permission from the architectural committee. If soil or sand must be temporarily moved off the homesite, ask the SLI manager for an approved storage site.
- b. Stumps, surplus non-native soil and other debris incident to excavation shall be removed promptly from the building site. All debris is to be transported to the appropriate local off-site facility.
- c. Care will be taken to prevent damage to major tree and their roots during excavation. See section #2 above - Preservation of Trees and Shrubs.
- d. Make sure the ridgepole outside the building envelope is left intact and in place.

4) ROADS, DRIVES AND DRAINAGE

- a. Except through approval of the SLI Manager, all roadways must be kept clear of construction materials and vehicular parking.
- b. Damage to roads, road shoulders, drainage, and adjacent properties due to construction activities shall be returned to their original condition by the contractor.
- c. All culverts and drainage issues should have been addressed on the final plan and be built as indicated.

5) BUILDING SITE APPEARANCE AND CLEAN-UP

A drop box, suitable container, or trailer is required on the homesite to handle all debris, and should be covered at the end of each workday. Trailers are to be removed at the end of each week, or after each work session if there is to be a break in the work schedule. The manager may approve weekend parking in special circumstances. The goal is to encourage contractors to minimize the visual impact of jobsites. The site shall be kept reasonably clean at all times during construction.

BURNING ON THE LEASED PREMISES IS PROHIBITED!

6) SANITARY FACILITIES

Contractors will provide approved sanitary facilities for use by workers during the period of construction, placed in the place with the least visual impact.

7) SEWER HOOKUP OR SEPTIC DRAIN FIELDS

- a. It is the leaseholder's responsibility to bring the sewer line to the lot line. Upon request, the sewer plant operator will assist in determining the connection location.
- b. In those areas not served by the sewer system, the location of the septic tank and drain field and its size must have been shown on the preliminary site plan and approved by the County Health Department and the County Sanitarian.

9) WATER HOOKUP

Water connection will be made at a point designated by the Superintendent of the Water District. The leaseholder will pay a hookup fee to the Water District.

10) UTILITIES

Commonly used utility contractors are listed on *Doc #6 - SLI Telephone Numbers, Quick Reference Guide* in the Leaseholders Handbook.