



This agreement applies to all un-occupied construction projects of new build or major remodels. This agreement must be signed prior to issuance of a building permit and must be attached to approved site plans and be present on-site at all times during active construction.

Project Address:			
Applicant Name:		Applicant Address:	
Applicant Phone:		Applicant email:	
Start of Demolition:	Start of Excavation:	Start of Framing:	Completion Date:

Construction activities. No person shall engage in or permit construction activities on private property except between the hours of 7:00 a.m. and 8:00 p.m. on any weekday or between the hours of 8:00 a.m. and 8:00 p.m. on Saturdays. No construction allowed on Sundays or holidays. Holidays include: New Year’s Day, Martin Luther King Day, Presidents Day, Memorial Day, Juneteenth, Independence Day, Labor Day, Veterans Day, Thanksgiving and Christmas. For purposes of this section, "construction activities" shall mean any deliveries of equipment and material to site and the operation of equipment, construction vehicles, or construction crew vehicles. (City Code 1312.05)

Escrow. The permit holder must furnish the City a cash escrow of \$5,000 prior to issuance of a building permit. The city may draw on the cash escrow to pay the costs it incurs in connection with the project, including but not limited to, repair to damaged streets and boulevards and boulevard trees, to remedy permit violations, or to reimburse the City for consultant fees. The City shall determine all of its costs, including both administrative and consulting services, at the rates normally charged by the City or its consultants according to City standards. If the City draws on the cash escrow, upon the City’s demand the permit holder must deposit in escrow additional funds to restore the escrowed amount to \$5,000. The cash escrow must remain in place until the issuance of a certificate of occupancy.

City Inspection. The City Engineer will document the condition of the road surface in the vicinity of the access to the proposed project: 1) prior to the commencement of construction and, 2) before the refund of the escrow.

Neighbor Notification. Prior to issuance of a building permit, staff will notify all property owners within 350 feet of the proposed project explaining the project. A sign must also be posted on the project site at least five (5) days prior to issuance of a building permit identifying the permit holder, a contact name and phone number and the site address. The sign and the content of the sign must be visible from the street. The sign must be kept in place until the completion of the project.

Damage to Public Property. The permit holder must repair any damage to public streets, sidewalks, boulevards (including trees), curbs, water shutoff valves, utility services, gutters, catch basins, manholes or sewers to the satisfaction of the Department of Public Works. If damage occurs to the foregoing, it must be repaired within three (3) working days after the damage occurs, unless the permit holder has received written permission from the zoning administrator to delay repairs to a later specified date.

Stormwater and Erosion Control. The applicant must submit stormwater and erosion control plans, which must be approved by the City Engineer, and the permit holder must adhere to the approved plans.

Parking. Onsite parking of construction vehicles and equipment will be provided to the extent feasible. If on-street parking is necessary, it must be done in coordination with the city and subject to the approval of the Police Chief. Submittal information required shall include the proposed parking area, the number of anticipated vehicles, the anticipated duration of the project, the hours of operation, and any additional information necessary for the review of the parking plan. The permit holder must maintain a 5-foot parking setback from driveways and a 30-foot parking setback from intersections. When parking on a street, a vehicle must be completely located on a street surface. On street parking of equipment other than licensed motor vehicles is prohibited.

Tracking Dirt. Daily street cleaning is required to remove all dirt, mud and debris from public streets.

Site Maintenance. The site must be maintained in a neat and orderly condition. Prior to leaving the construction site at the end of each day, the permit holder must remove all litter that is not needed for construction from the site or deposit them in a dumpster. The permit holder must keep streets, sidewalks, boulevard areas and adjacent properties clean from waste, materials or refuse resulting from operations on the site.

Restrooms and Building Materials. No building material, temporary sanitary facilities or equipment may be placed within 10 feet from the edge of the street. Public sidewalks must be left open and unobstructed at all times. Long-term (over 5 days) stockpiles of building supplies are prohibited. Temporary sanitary facilities shall be located no closer than 15 feet from an adjacent house.

Dumpsters. Dumpsters shall be located on site. If not possible, dumpsters on street must be approved by Public Works. Dumpsters shall be removed only during approved hours of operation.

Dust Control. Permit holder must thoroughly dampen demolition materials with water during demolition so as to prevent dust.

Foundation Survey Required. All new structures require an as-built foundation survey upon completion of work to the foundation. The foundation survey should be submitted to the building official prior to any framing of the structure. (City Code 700.03)

As-Built Survey Required. All new structures and additions require an as-built survey be submitted to the zoning administrator for review and approval before the issuance of a Certificate of Occupancy. (City Code 700.03)

Temporary Certificate of Occupancy. In the event that weather or other conditions prevent the completion of an as-built survey at the time the Certificate of Occupancy is requested, the City may issue a temporary Certificate of Occupancy provided that applicant provide a \$2,500 escrow fee to ensure completion of the as-built survey. (City Code 1312.03)

Site Upon Completion. All disturbed areas shall be seeded or covered with sod.

The undersigned hereby acknowledges that they are responsible for complying with the State Building Code, State Statutes, the City of Deephaven Code of Ordinances and the conditions listed in this Construction Management Agreement.

Signature of Contractor

Date