

Sudden Valley Community Association, Inc.

Policy: Contractor Hours of Operation for Construction and Construction related Activities on Platted Lots

Policy #: Policy 2018.03

Date: 8/9/2018

Policy:

Contractors performing work that generates noise beyond their property boundaries are seasonally restricted to specific hours during the year.

Summer seasonal schedule is May 1 through October 30

Contractor work hours during summer seasonal schedule as follows:

- Monday through Friday 8:00am to 7:00pm with exception of concrete work
- Saturday 8:00am to 6:00pm with exception of concrete work

Non-summer seasonal schedule is November 1 through April 30 as follows:

- 8:00am – 6:00pm Monday through Saturday

Work crews may begin preparation no earlier than 30 minutes before starting time

Sunday, holiday and evening work shall be limited to activities that exclude all machinery noise, i.e. chainsaw, excavators, power tools, etc., unless such tool use cannot be detected beyond the property boundary.

Concrete Placement Hours - May 1 through October 30

- Monday – Friday mobilization 6:30am placement 7:00am – 7:00pm
- Saturday – Mobilization 7:30am placement 8:00am – 6:00pm

Contractor notification requirements for concrete placements:

- 48 hours' notice to all homes directly adjacent, diagonal and opposite of work location
- Signs placed on doors 48 hours in advance of earliest pour date
- Window is 3 days after the 48 hours to pour, after the 5 days the notification process must be restarted. Failure to issue proper notification will result in fines.
- Example of sign provided

- Communication requirement with Construction Advocate – Contractor responsible for contacting and confirming the dates/ time of anticipated concrete placements.
 - 1st means for contact with Construction Advocate is phone call; voice mail is not acceptable as confirmation – must close loop with phone contact or email.
- Flaggers are required for any partial or full blockage of roads and Security is to be notified of such blockage and approximate time of said blockage.
- Fines will be assessed for failure to notify the defined surrounding properties.

48-Hour Notice:

A concrete pour will be taking place within the next 3 days between the hours 7am—7pm

Address: _____

3– Day Pour Window:

_____ to _____

This notice is given as required by SVCA to neighbors adjoining, diagonal and across from new construction of single family dwelling. If concrete placement is not commenced within the dates provided, then the process must be restarted with a second 48-hour notice.

Please contact SVCA Administration with questions @ 360-734-6430

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