

LAKE ANGELUS

CONSTRUCTION CODE OF CONDUCT

Property Owners and Builders Need to Communicate with Their Neighbors

Owners should communicate with their neighbors by explaining their project, expected duration of construction, and sharing names of key contacts who will be on site. Owners and builders should proactively identify and resolve potential problems with neighbors by initiating communication about any concerns or questions adjoining property owners may have before the start of and throughout the project.

The Builder as a Guest in the Community

Builders and contractors are guests in an existing residential community and are expected to conduct themselves accordingly. Existing neighbors have a right to the quiet enjoyment and of their property when it comes to noise, dust, debris, and construction traffic.

Site Management for Safety and Minimal Community Impact

Sites should be controlled to minimize safety risks to neighbors and the public at large. Site management, including organizing material and equipment deliveries so as not to overload the site or roadway, is expected. Excavating for footings and foundations are expected to be timed so that construction follows as quickly as possible to minimize the safety risks of open unprotected excavations. Placement of portable restroom facilities and solid waste disposal should be placed to minimize impact on neighboring property.

Familiarity with the City Codes

Owners and builders alike are expected to familiarize themselves with the codes and follow them. The city ordinances may be accessed online. The City also recognizes that mistakes are made. When an issue is identified, the Building Official or Planner should be notified immediately so that proper corrective action can be approved by the City and the project may progress to completion.

Builders are to Exert Care

Exert extreme care to avoid cutting cable, telephone, power lines, etc. Builders are to grade property either temporarily or permanently to avoid drainage problems for a neighbor. Care is to be exercised in grading and excavating so as to prevent damage to trees and shrubs on neighboring property and public right-of-way.

Natural Preservation

Preserve natural features on all properties, including trees, shrubbery natural grade, etc. Homes should promote an image that is compatible with the existing character of the community. Sites should be maintained with as much permeable surface as possible to reduce storm water run-off directly and indirectly to the lake.

Responsibility for Damages

Owners and builders will be responsible for restoring affected properties, roads, and vegetation to their original condition. Roads are particularly susceptible to construction traffic, and large-scale projects should include a budget for ongoing maintenance and repair so that the effects to other users of the road can be minimized as necessary. Builders shall promptly clean any off-site debris that is the result of ongoing construction activities.

Thank you for working in our community!

Day/Hours of permissible operation - Monday through Friday 8 am - 6 pm; Saturday 10 am - 5 pm

Construction volume - Shall not exceed 60 dB(A), measured at property line, for intermittent, short-term operation (jackhammer, backhoe, saws, etc.)

Dust, odor, and other nuisances - Shall be contained on-site

Dry-cutting of stone, concrete, and other masonry - Prohibited unless completed indoors, in a tent, or in a manner which will introduce no dust to adjacent properties

Road maintenance - Roads must be maintained to pre-construction conditions at all times. No materials shall be left on any public or private road, potholes must be filled, etc.

Required permits - No construction activities may commence without appropriate building, trades, or zoning permits

