

CONSTRUCTION REGULATIONS

GENERAL PROVISIONS

1. Plans for all buildings, alterations, additions and landscaping modifications shall be submitted to S1ARC for approval. Variances shall be based on architectural merit and not on hardship.
2. In addition to the Seaside Urban Code and Regulations, all construction is subject to all applicable building codes in the Walton County Jurisdiction. All review and inspection procedures described in these regulations and Design Approval Process information are intended to assure compliance only with the Seaside Urban Code and aesthetic considerations. Seaside Community Development Corporation, its affiliates and S1ARC are not responsible for design or construction defects or failure of building to meet appropriate building codes.
3. All contractors shall be approved by S1ARC. All contractors shall carry minimum insurance coverage as follows:
 - a. Worker's Compensation as required by law
 - b. General Liability: \$1,000,000 each occurrence, \$1,000,000 personal Injury, \$2,000,000 General Aggregate.

General contractor shall furnish to owner evidence of above coverage and shall secure it from all subcontractors. General contractor and all subcontractors shall be licensed as required by Walton County Building Department. General contractor shall warrant all materials and workmanship to be good quality and remain so for a period of one year.

4. Construction shall be generally of wood and other historically traditional materials. All wood exposed to weather shall be KDAT, pressure treated or of a species generally considered decay resistant. Seaside design and construction standards preclude the use of synthetic materials and products.
5. Existing vegetation shall remain undisturbed during construction, except for area 4 feet beyond the perimeter of building. Existing foliage shall be protected by roping off from construction activities. It shall be protected from construction, or any type of damage and from trash. Sod is not permitted. New planting materials shall be indigenous species or from approved plant materials list. Two trees of a designated species and caliper shall be planted in front of each cottage. See landscaping requirements for additional requirements.
6. Garages, where permitted, shall have a concrete floor with natural or painted CMU walls to level of base trim on associated house with a wood structure above which shall be detailed in a manner similar to house.

7. White painted wood picket fences are required at street front and sand path front property lines or as otherwise designated by SARC1. Individual fence patterns shall not replicate another on the same street. A gateway and entrance from all streets and footpaths shall be provided. Openings for paths or walkways shall not exceed 4'; openings for driveways shall not exceed 10'. White paint shall be selected from one of the following manufacturer's stock numbers:

Benjamin Moore	103 and 105
Sherwin-Williams	107-8070 and A100 6401-04378
Glidden	2100 and 3600 and 3669
Pittsburg	72-45 and 6-650
Richards	100 and 300
Devoe	1501 and 51501
Pratt & Lambert	200 and 240

8. Air-Conditioning Compressors must be located at least 4 feet from property lines and screened from public view with vegetation or a screen of a design which replicates the fence pattern approved for paragraph 7 (above).
9. Advertisement signs (i.e. For Sale, Contractor, Architect, Real Estate, etc.) other than those furnished by S1ARC, will not be allowed on lots. Exception: A single permit box sign, no larger than 30 inches x 30 inches, identifying general contractor only, approved in advance by S1ARC will be allowed on lots under construction.
10. A clearly marked valve to drain house during freezing weather should be located in an accessible location. All supply lines must be sloped to drain to valve.
11. A Certificate of Occupancy issued at completion of house by Walton County Building Department is required.
12. All houses must display street numbers using 3" to 4" non-corrosive metal numbers. Numbers are to be placed on entry doorpost or header so as to be visible from street and/or as required by Walton County 911 addressing requirements.
13. Chimneys shall be masonry, brick, or sheet metal. No wood chases or enclosures.
14. There shall be no more than two dwelling units per lot, if allowed by Seaside Urban Code.