

**Irish Beach Architectural Design Committee**  
**PO Box 237**  
**Manchester, CA 95459**

**Permit - New House Construction**

**Name:            Date:            Permit N°:            Lot N°:**

This Permit is issued based on the plans submitted and signed by the Irish Beach Architectural Design Committee (IBADC) and the Property Owner(s) (Owner). One set of plans will be on file with IBADC and one set at the construction site throughout construction until completion.

Standard conditions of this Permit are listed below, followed by any special conditions.

**CONDITIONS**

1. This Permit is considered provisional until the Owner submits and the IBADC approves, signs and returns to the Owner the construction building plans. The Owner agrees to construct the home in strict compliance with these IBADC approved construction building plans.
2. This Permit is non-transferable but may be assigned upon sale of the property.
3. This Permit is valid for one year. Once construction has begun, the exterior construction must be completed in 12 months. Two 3 month extensions will be granted when requested in writing **prior to the lapse of the existing Permit**. Fees in accordance with the currently prevailing Fee Schedule Table will be applicable for extensions.
4. If construction has NOT begun within one year of issue of the Permit, a written request to IBADC for a one year extension is required. A maximum of two extensions will be allowed. At the end of the second extension this Permit shall lapse. Fees in accordance with the currently prevailing Fee Schedule Table will be applicable for each extension.
5. Prior to the start of construction, the Owner shall submit to IBADC a written statement naming the person(s) responsible for interfacing with IBADC. This will include mailing address(es), phone number(s) and e-mail address(es). IBADC will be advised in writing of all changes to such person(s), address(es) and phone number(s).
6. The Owner or the authorized representative shall notify IBADC at the start of construction. Construction is considered started when any excavation on the lot begins.
7. Any IBADC member shall be allowed to inspect on site during construction.
8. One working water tap with a 50 ft hose will be on site at the start of construction. After completion of exterior there shall be two such taps so equipped. This is a requirement of the Redwood Coast Fire Protection District.
9. During the construction:
  - a) IBADC will receive 2 full size copies of all construction drawing revisions relating to location, height and exterior appearance of all structures signed and dated by the Owner. Construction will not proceed until IBADC has reviewed, signed and returned the proposed changes to the Owner.
  - b) Prior to pouring concrete, the Owner will have a licensed surveyor confirm in writing that the building foundation forms are located per the approved Phase II drawings.
  - c) Prior to the start of setting the upper wall plate, the Owner will have a licensed surveyor confirm in writing that the building height(s) is/are within the Phase II approved height(s).
  - d) At the start of construction portable toilet facilities shall be available on site and remain during construction until in-house facilities are operational.
  - e) As a courtesy to your neighbors please obtain a written consent before using surrounding lots for access or storage of material or vehicles during construction. IBADC requests a copy of the authorization on file before use of any lots.
  - f) Vehicles or trailers used for storage of tools and equipment during construction shall be placed at least 20 ft from the street wherever practical.
  - g) The building site shall be kept clear of trash (paper, cans, bottles, etc.) throughout construction.

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10. **Liability:** The Owner acknowledges IBADC's authority over this Permit. The Owner agrees to submit to IBADC for review and approval any variations or additions to the original plans approved. If the Owner violates these conditions or undertakes any work not authorized by this Permit the Owner agrees to reimburse IBADC for any costs incurred by IBADC to correct the violation, including attorney fees and court costs.
11. **Site Inspection:** Upon completion of the exterior of the dwelling, a final site inspection will be conducted by IBADC. At that time all building debris will have been removed and the grade will be returned to its original condition or as shown in the plans.
12. The Owner or the authorized representative shall notify IBADC **when all exterior construction is complete.**
13. **Completion:** The holder of this Permit hereby gives IBADC permission to complete or remove the work or improvements not completed in the specified time and manner, and bill and collect from the Owner all costs to perform such tasks. Furthermore the Owner agrees to hold IBADC harmless from all expenses to correct a lack of completion violation of this Permit.
14. **Special Conditions:**
- a) roofing material and color:
  - b) siding and primary color:
  - c) building trim color:
  - d) window frame color:
  - e) gutters:
  - f) exterior lights: **Shielded and downcast**
  - g) other:

**Variances:**

**ACKNOWLEDGMENT**

By signing this Permit the Owner and contractor acknowledge the CC&Rs of Irish Beach and responsibility for the terms & conditions set forth.

**IBADC signatures & date**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Owner(s) signature & date**

\_\_\_\_\_

**Contractor signature and date**

\_\_\_\_\_

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Extensions prior to the start of construction were issued for this Permit as follows:

1<sup>st</sup> extension: from \_\_\_\_\_ to \_\_\_\_\_ by \_\_\_\_\_ date \_\_\_\_\_

2<sup>nd</sup> extension: from \_\_\_\_\_ to \_\_\_\_\_ by \_\_\_\_\_ date \_\_\_\_\_

Construction commenced on this date: \_\_\_\_\_ by \_\_\_\_\_

An extension of \_\_\_\_\_ was granted on \_\_\_\_\_ for \_\_\_\_\_  
(state reason)

1<sup>st</sup> 3 month construction extension granted on \_\_\_\_\_ by \_\_\_\_\_

2<sup>nd</sup> 3 month construction extension granted on \_\_\_\_\_ by \_\_\_\_\_

Construction was completed on this date: \_\_\_\_\_ signed \_\_\_\_\_