



Development Advisory – 50
July 30, 2019

Builder Responsibility on Single Family Vegetation

The City met with TBA in 2016 to clarify the responsibilities of builders on erosion and sediment control. The City provided guidance to the builders regarding stabilization requirements. It has come to the City's attention that there has been frequent noncompliance, therefore the City is sending out this Development Advisory which will reemphasize the requirements.

The City is required to enforce stabilization requirements on all new and infill single family construction lots in accordance with DEQ regulations.

Single family is treated differently than land disturbing activities in multifamily and commercial projects where a bond has been posted by a contractor or developer which is not released until the site is fully vegetated. Although full vegetation is the intent of the regulations, vegetation is not required for single family in order to obtain a CO.

The minimum requirements for single family home construction from the DEQ regulations are:

“The homebuilder establishing temporary soil stabilization, including perimeter controls for an individual lot prior to occupation of the home by the homeowner, and informing the homeowner of the need for, and benefits of, final stabilization.”

The minimum builder responsibility is:

- Broadcast seed and 75% straw mulch or hydroseed (see attached Examples of Temporary Stabilization).
- Advise the homeowner of benefits of final stabilization.

The homeowner is responsible for the following:

- Achieving final stabilization with a mature stand of grass, evenly distributed that will inhibit erosion.

This stabilization is to be in place within seven (7) days of achieving final grade. This requirement has been added to the building inspector's checklist of requirements prior to issuance of a CO.

In the coming weeks the City will provide a handout for builders to inform them of their responsibility and include information to be provided to new homeowners' regarding their obligations once they assume ownership.

Temporary vegetation will be added to the CO checklist on August 5, 2019. This is not a new requirement, but one that requires more City scrutiny to insure compliance with state stormwater management regulations. If you have any questions contact Dave Mergen at 757 382-6307 or dmergen@cityofchesapeake.net or Pat Hughes at 757 382-6239 or phughes@cityofchesapeake.net.

Examples of Temporary Stabilization



(2.1, 2.2 and 2.3) for under floor space approved mechanical exhaust methods (3 Methods). **The Chesapeake Building Official has made the determination that using a dehumidifier is acceptable for mechanical exhaust requirement (4th Method).** All affluence originating from the mechanical exhaust must be drained away from property.

- **(Insulation Requirements)** Verify that adequate crawlspace wall insulation is specified. Basement walls shall have a minimum R-Value of 13. This insulation must extend from grade up the basement wall a minimum of 24 inches. If the basement walls are not insulated; then the underside of the 1st level flooring (between floor joists) must be a minimum R-Value of 19. See Table N1102.1.2 & R402.1.2, Note C, Climate Zone 4. The insulation must be permanently affixed to basement wall.