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**Eco-construction guidelines document**

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Fri, Oct 9, 7:45 AM

To: BIB POA Board &lt;bibhoaboard@gmail.com&gt;

Good morning,

One or two more general points:

The question of stamp vs no stamp on plans has been raised several times. The CBA indicates that a structure of less than 1000 sq ft DOES NOT require a stamp, and a structure of greater than 1000 sq ft DOES require a stamp. The Third Schedule of the CCRs as included in our contracts states: "All construction plans shall be submitted from a professionally licensed architect or design firm and should bear the official seal or stamp of said firm." We need to pick a side.

Again due to the conflicted nature of this document perhaps the most helpful item included in the guidebook for a "newbie" is the checklist. This could be looked at and revised if necessary.

That being said, here are my thoughts (a bit lengthy and specific, sorry):

**Page 2**

Paragraph 2: Dele Lines 5 through 8

Paragraph 3: Dele Lines 1-4; insert "Towards this goal, an EAB..."

**Page 3**

Paragraph 3: Line 6 dele "and ... earth."

**Page 4**

Paragraph 2: Line 1 dele "to avoid unpleasant surprises."

Line 4 dele "and surprising"

**Page 5**

Paragraph 2: Line 2 dele "and doesn't offend the viewer."

Paragraph 5: Tighten up to Paragraph 4

## **Page 6**

Paragraph 3: Addition of exception for fire breaks ??

Paragraph 4: redundant

## **Page 7**

Paragraph Last: "subject consultants". Definition?

## **Page 8**

Paragraph 2: 3)a) Line 1 dele "A vision.... processes. It"; insert "Design goals and objectives should..."

Lines 3-5 dele "The project must ... developers use."

3)b) Line 4 dele "retain"; insert "support"

Line 5 dele "ambiance"; insert "habitat"  
dele "to this site"; insert "BIB."

Paragraph 4: Line 1 dele "proper... survey"

Line 2 "climate": meaning?

Line 4 dele "game trails"; insert "wildlife corridors"

Line 5 dele "destroy"; insert "damage" or "impact"

## **Page 9**

Paragraph 1: Lines 1 and 2 reference to stamps, square footage, CBA as noted above

Paragraph 3: Lines 1 and 2 would fencing inhibit wildlife movement?

Cats = indoors; dogs = "under control at all times." ??

Paragraph 5: 9) Line 3 dele "and dreams"

Paragraph 6: 9)1. Line 1 dele "will"; insert "should"

Water needs for full-time residents appear to be under-estimated.

## **Page 10**

Paragraph 1: Line 4 "minimum requirement for intra/inter-site transportation."; what does this mean?

Paragraph 3: at 10th bullet - dele "fungus, bacteria and viruses"; insert "and mildew."

## **Page 11**

Paragraph 3: Line 5 clarify what is meant by "RAKE"

Paragraph 4: Perhaps a plot plan should be provided to owners on contract signing?

Paragraph Last: A "bucket" will not be properly dealt with or their contents properly composted on a lot under construction. Porta-potty should be provided at owner's

expense.

### **Page 13**

Paragraph 4: Hazardous waste???? Is this a boiler-plate caveat? Do we have hazardous waste products at BIB?

Paragraph 5: Again, the whole wind this is cumbersome; see previous comments.

Line 8 dele "plantation" insert "plantings"

### **Page 14**

Paragraph 3: Is mulching a fire hazaard??

### **Page 18**

Paragraph 2: Per the CCRs, generators are for emergency use only. Is this enforced? Do we need to define "emergency use?"

Paragraph 6: 5. I find the discussion here of LED and 12 volt batteries confusing. Don't we use LEDs anyway? Should owners be clipping things on with alligator clips? Should the solar provider be consulted with and provide for this kind of thing??

### **Page 19**

Paragraph 1: Lines 6 and 7 dele "a)" and "b)'

Paragraph 3: Lines 7 and 8 dele

Paragraph 5: Line 3 "maximizing .... amounts" at Line 5. Redundant

### **Page 20**

Paragraph 1: 3. Lines 2-4 dele

Again, the wind movement discussion. See previous comments.

### **Page 23**

Paragraph 2: Insert "Wiring for shared solar would need to be run beneath grade within the allowed pathway through the undisturbed 10-foot buffer. This pathway would then need to be re-vegetated or otherwise maintained as a usable path. As a variance, this would have to be approved by the EAB." Or something like that...

Paragraph 5: Discussion of wind power is too technical.

### **Page 24**

Paragraph 3: Again, per the CCRs generators are for emergency use only.

Paragraph 4 and 5: Dele

### **Page 25**

Paragraphs 1 and 2: Dele

## **Page 27**

Paragraphs 1 and 2: Professionally designed and certified pumpable septic system are NOT prohibited at BIB.

Paragraph 3: Again, professional site assessment and engineered design for pumpable system.

Paragraph 5: Line 2 dele "for ... areas."

Line 3 after "locale" add "when properly designed and constructed, and functionally maintained..."

Line 3 dele "and in many ways superior to flush toilets."

Line 4 dele "is appealing"; insert "may be appealing"

Line 4 after ", and" dele "has"; insert "when properly implemented may have a low..."

## **Page 28**

Paragraphs 5, 6 and 7: dele

## **Page 29**

Paragraph 1: dele

## **Page 38**

Again, stamp vs no stamp

## **Page 39**

Item 1st: CCRs state 5% for building and 5% for verandas, etc. Should this be split out here?

## **Page 40**

At top, last box: Accessory Building: should this be > (greater than), or < (less than) 750 sq ft??

#24: dele "front, left, right" insert "on all boundaries"

Okay, that's my two cents worth. I hope it is helpful in some way. Sorry it's so long and perhaps a tad picky. If there's anything else I can do, let me know.

xo

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