

DESC BONDING POLICY FOR FINAL GRADE



Applicability

This document applies to residential construction covered under a DESC Permit.

*“...In cases where final grade cannot be established because of **weather constraints** at the time of the final inspection, the permittee may post a Fiscal Surety through the Town bonding policies until all items are completed and approved by the Town. Temporary sediment controls are required at all times regardless of weather conditions.” –Section 8.5.6 TOCR GESC/DESC Manual*

Bonding Requirements:

- ✓ **Submit completed form on page 2 to request approval to post fiscal surety before starting the below steps.** The Town requires 24 hours to review the form and determine if bonding will be allowed.
- ✓ Bonds will be approved only in cases where final grade cannot be established because of adverse site conditions caused by weather at the time of the final inspection. Bonds for reasons other than weather-related site conditions will be considered on a case-by-case basis and are subject to denial.

Once approved, complete the below steps.

1. **INSPECTIONS** - A final inspection is required to ensure that temporary sediment controls as shown on the DESC Plan are installed and in acceptable condition. Please schedule the final inspection using the inspection type **“D:FINAL-BONDED DESC”**. This will help communicate with the inspector that the project is being bonded for final grade and to inspect perimeter controls only. A non-refundable **\$65 re-inspection fee** is required for permits that are bonding for CO.
2. **BASE FISCAL SURETY** - The amount of fiscal surety is a flat amount based on the type of home. The Town accepts surety by credit card, check, irrevocable letter of credit or performance bond to the Building Department.

TRACT HOME	CUSTOM HOME	MULTI-FAMILY
\$5,000	\$15,000	Active GESC Surety OR \$5,000

3. **RETAINING/LANDSCAPE WALLS** - Manmade slopes greater than 33% grade require a properly designed retaining wall(s). Retaining/Landscape walls that cannot be installed before CO must be bonded. The amount of fiscal surety is based on blocks of 100ft² of wall area.

Each block of 100ft²
\$4000

Example: Wall area is 166ft². Fiscal surety will be for two blocks or \$8000.

RELEASE OF SURETY PROCESS

Checklist for Release of Surety:

- Schedule an inspection using the inspection type **“D:RE-FINAL-BONDED DESC”** upon completion of final grade in accordance with the approved DESC Plan.
- Complete final grade and submit the Final Drainage Certificate in accordance with Section 8.6 of the GESC/DESC Manual.
- Pay any outstanding DESC fees.
- ✓ The entire DESC surety will be refunded once all of the above items have been completed. Reinspection fees are non-refundable.



The Town requires 24 hours to review form and determine if bonding will be allowed.

DESC Bond Request Form

DESC Permit # or Address: _____

1. Are you requesting final DESC approval without final grade?

- YES** - non-refundable \$65 reinspection fee applies.
- NO** - THIS FORM DOES NOT APPLY. Submit Final Drainage Certificate and schedule final DESC inspection.

2. Why are you requesting a DESC bond?

- Persistent frozen conditions (generally 6"+ of frost depth)
- Persistent saturated conditions (generally 12"+ of saturation)
- Other (please explain): _____

3. What type of home are you building? Circle surety that applies:

Type	Surety
Tract	\$5,000
Custom	\$15,000
Multi-Family without Active GESC Surety	\$5,000
Multi-Family with Active GESC Surety	\$0
GESC Permit # GSC _____	-
GESC Surety Amount \$ _____	-

Circle surety that applies:

Wall Area	Surety
No Wall	\$0
≤100 ft ²	\$4,000
101-200 ft ²	\$8,000
201-300 ft ²	\$12,000
301-400 ft ²	\$16,000
≥401 ft ²	\$20,000

4. Will final grade require retaining/landscape walls?

- NO** - \$0
- YES** - List wall area

Wall Area: _____ SF

Circle surety amount in table →

5. Add total of all costs from questions above.

Reinspection Fee*	\$65 (non-refundable)
DESC Surety	
Wall Surety	
Grand Total	

** If posting a LOC or Bond, please pay the non-refundable \$65 reinspection fee separately.*

By signing below, I agree to 1) complete final grade, 2) complete retaining walls (if applicable), 3) submit a Final Drainage Certificate and 4) schedule a D:RE-FINAL-BONDED DESC inspection **within 60 days** of the below date. I have communicated to the homeowner that final grading and the final grade certificate will not be complete at closing and that landscaping should not be installed until all items above are complete and bond has been released by the Town. I release the Town of liability if landscaping is installed prior to final acceptance. I acknowledge that in the event all items are not completed within the above time frame, the Town has the right to draw on the surety to complete all outstanding items.

Print Name _____

Title _____

Signature _____

Date _____