Kukui'ula
SOUTH SHORE, KAUA'I

CONSTRUCTION PROCESS UPDATE
FAQ

1. WHAT CHANGES WERE MADE, AND WHAT PREVIOUS ASPECTS REMAIN IN PLACE?
   The initial step is still the onsite ***Pre-Construction Meeting*** with its associated pre-conditions. The ***Initial Site Inspection*** previously to review installation of driveway sleeves, construction fence, etc. now also includes review of a sample wall constructed per the Sample Wall Guidelines. Upon completion of framing, the contractor is required to provide three third-party certifications that confirm the home has been built per the approved design to verify ***Framing Compliance*** with the approved plans and the Design Guidelines. Once all improvements are complete, there are now three third-party certifications verifying the site development has been completed per the approved drawings required prior to the ***Final Inspection*** taking place as usual. The final step in the process remains the issuance of a ***Certificate of Construction Approval***.

2. WHO HAS TO FOLLOW THE UPDATED PROCESS?
   All construction starting after September 11, 2023 is required to follow the new process. In addition, if the Certificate of Charter Compliance required a sample wall mock-up, third-party certifications, and/or any other verification element during construction in the conditions to design review approval, those requirements must be met.

3. WHAT CERTIFICATIONS ARE REQUIRED?
   A *Building Setback Certification*, a *Slab Elevation(s) Certification*, and a *Maximum Building Height Certification* are required after framing as evidence of framing compliance. An *As-Built Certification*, *Drainage Certification*, and *Landscape Installation Verification* are required as components of the final inspection request. These steps will simply confirm construction is in alignment with the approved plans. Refer to the forms listed in italics.

4. DO MODIFICATIONS TO AN EXISTING HOME HAVE TO FOLLOW THIS PROCESS?
   Significant structural changes to the footprint and/or building height of an existing building, additions to the structure(s) on the lot, and/or new structures being built would need to follow this process. The DRC will determine whether any or all of the steps in the process must be followed based on the extent and complexity of the Improvement(s), in its sole discretion.

5. WHO WILL PERFORM THE THIRD-PARTY CERTIFICATIONS?
   The contractor will typically need to find and coordinate directly with an appropriate licensed entity (e.g. surveyor, engineer, landscape architect) to perform the verification and provide the requisite certifications to be submitted to the DRC.

6. HOW WILL THE UPDATED REQUIREMENTS IMPACT THE PROJECT SCHEDULE?
   The contractor will need to appropriately plan and schedule to obtain the required third-party certifications and DRC inspections in order to have minimal impact to the overall project timeline.

7. WHO DO I CONTACT TO ARRANGE AN INSPECTION OR ASK A QUESTION?
   Contact the DRC Representative listed in Section 2 of the Construction Rules.

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8. ARE THE THIRD-PARTY CERTIFICATIONS AND DRC INSPECTIONS IN LIEU OF OR DO THEY OTHERWISE SATISFY ANY JURISDICTIONAL AND/OR GOVERNMENTAL REQUIREMENTS?
   No. Any certifications and inspections related to the DRC Construction Process are separate from any inspections and certifications that may be required by any applicable jurisdictional or governmental agencies.

9. DID ANY OF THE CONSTRUCTION FEES AND DEPOSITS CHANGE?
   No changes were made to the fee structure at this time. Please note, construction deposits are now required to be paid directly by the Member and will NOT be accepted from the contractor.

10. WHERE IS THERE AN IN-DEPTH DESCRIPTION OF THE PROCESS?
    The construction process is more fully explained in Section 9.3 of the Design Guidelines dated July 10, 2023.