



City of Poulsbo

ENGINEERING DEPARTMENT

interoffice MEMORANDUM

to: Concerned Parties and Engineering Staff
from: Andrzej Kasiniak, P.E., City Engineer *AK*
subject: Model Homes
date: October 28, 2010

Model Homes

Model Homes Allowed

Model Homes are allowed prior to Final Plat recording by Poulsbo Municipal Code (PMC) Section 17.08.230. Model homes may not be occupied.

Model Homes – Building Permits

Model homes require building permits (PMC 17.08.230(B)). Building permits for model homes will not be issued until roads are completed and accepted, utilities are completed and accepted and full fire flow is established (PMC 17.08.230(E)). All fees and mitigations due with building permits apply to Model Homes and must be paid prior to issuance of building permit.

Model Homes – Covenants

Model homes require a model home covenant on city forms. A separate covenant must be submitted for each model home (PMC 17.08.230(F)). Covenant forms are available through the Poulsbo Engineering Department.

Model Homes – Bonds

Model homes require bonding (PMC 17.08.230(G)). A separate bond must be posted for each model home on city bond forms. Bond forms are available through the Poulsbo Engineering Department. Minimum bonding amount for Model Homes shall be \$15,000 per home.

Model Homes – Final Inspections

Model Homes may not be sold or occupied except as provided in 17.08.230(C)&(D). One Model Home may be used as a temporary marketing center after final building inspection. Remaining Model Homes may be furnished and decorated only after final building inspection to show the general public. Final building inspection will not be scheduled until after passage of the Engineering final inspection. No certificates of Occupancy may be issued for Model Homes until after recording of Final Plat.