

**Community Certification of Associated Construction Companies in Playa Grande
Guanacaste, Costa Rica**



2023

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Glossary:

Community Certification of Associated Construction Sites: The recognition of the PROJECT that meets the minimum requirements described in this document.

Complementary recommendations: Comments and recommendations made by the evaluating professionals for each project to help the effort gain certification. These can include tasks to achieve the certification or tasks outside the certification that apply to the project.

Construction Committee: The combination of community members, with feedback from the real estate development and construction industry, that come together to work for the interests of the community IN GENERAL. It is also an independent supervisory body for this certification.

Control of which lots have been certified: The control tool that the construction committee will use to be able to follow up on certified projects.

Evaluation parameters: All points that must be achieved by the project to maintain the certification. They can be supplemented by “complementary recommendations”.

Wildcard: An activity that can be done in case the project cannot meet any of the requirements. When needed, the consultation will be made to the association of Playa Grande.

Introduction:

The Certified Project initiative of Playa Grande is an effort for community sustainability set in motion by the Construction Committee of Asociación Playa Grande Sostenible to reduce the impact of unmeasured growth in regards to a rapid coastal development. The aim is to balance development with an integrity of human wellbeing and environmental conservation. To expand a sense of brotherhood, family, community and nature. Where women and children feel safe walking through town and we all take on the responsibility of caring for the National Park's resources and wildlife. Conscious construction practices proposed by the industry's authorities (mentioned further on in this document) are intended to maximize your investment and create sustainable communities.

Purpose of certification:

Serve as a tool to promote harmony between coastal development, human wellbeing and environmental conservation.

General objective:

To promote a safe working environment within construction sites, where these members extend respectful practices towards the community and care for the surrounding forests and wildlife.

Construction regulations:

Obey the provisions of SETENA on design and construction in Playa Grande and the Las Baulas Marine Park.

- **Socio/Environmental – community and environment**

Respect all the points agreed by the Playa Grande construction committee for the coexistence between inhabitants, flora and fauna of our community.

- **Operational Evaluation**

Maintain an aesthetic and a general order of the worksites.



How do I benefit by being a participant in the APGS Certified Project?

- Upon obtaining the certification, advice and methods will be provided to save money on the expenses of energy, water and other resources of your project
- Preserving as much as possible the natural space of your property will not only maintain the presence of wildlife but will also lower the temperature, reduce the risk of erosion, take care of the aquifer and more characteristics that contribute to the scenic beauty of the site, reducing electrical costs and maintaining healthy levels of drinking water.
- Basic guidelines are given to coexist in the vicinity of the National Park and respect for neighbors and visitors.
- Increase the value of your property because an APGS-CERTIFIED house will be worth more in the real estate market due to the advantages mentioned above.
- Several government regulations and laws require projects to implement sustainable practices. Obtaining the certification will help prove that these requirements are met.
- Lawyers and real estate brokers will recommend the construction companies that offer the certification.
- You will receive a Certified Project sign with guidelines to put in front of your construction site.
- You will receive the description and logo of the Certified Project to be used on your company's website, social networks and on your menu of services for your customers.
- The logo of your construction company will be recommended on the community's website: playagrande.org
- Once the construction is completed, you will receive a plaque (Certified House) and the planting of a species of tree native to the tropical dry forest.

1. **Participation and evaluation request:** Complete and send to info@playagrande.org

Constructora	_____	Encargado	_____
Nombre de proyecto	_____	Propietario	_____
Pago de solicitud realizado	_____	Fecha del pago	_____
Dirección	_____	Plazo de obra	_____
Cantidad de colaboradores	_____	Permiso de construcción	_____
Permiso de Setena	_____		_____

Comité de construcción Playa Grande

Representante aplicante

Asociación Playa Grande Sostenible

2. **Evaluation protocol**



- If interested in building your establishment with consideration towards the surrounding community and the environment by means of Certified Project please email info@playagrande.org.
- The construction committee sends the applicants the document of Certified Project via email.
- Once the document has been read and approved by the project representative, a pre-assessment of the project must be requested to define which of the certification points are already fulfilled in the project and which are not.
- The applicant must pay for the pre-evaluation, a cost of \$300 in advance of the visit.
- The applicant must pay the six month \$450 contribution fee to the Asociación Playa Grande Sostenible community private security program. Confirmation of the contribution will be sent by email from APGS.

BAC SAN JOSE

Name: Asociación Playa Grande para el Desarrollo Sostenible

Legal ID: 3-002-875002

Email: info@playagrande.org

IBAN Dolares: CR75010200009554319528

Account Dolares: 955431952

IBAN Colones: CR71010200009554319600

Account Colones: 955431960

- The "assessment team" of the committee proceeds to carry out the pre-evaluation of the assessment parameters in order to specifically understand the actions that must be carried out to achieve certification.
- The "assessment team" must visit the jobsite and deliver the pre-evaluation report and the recommendations within a period of no more than one



month after the application has been paid and the visit to the project has been carried out.

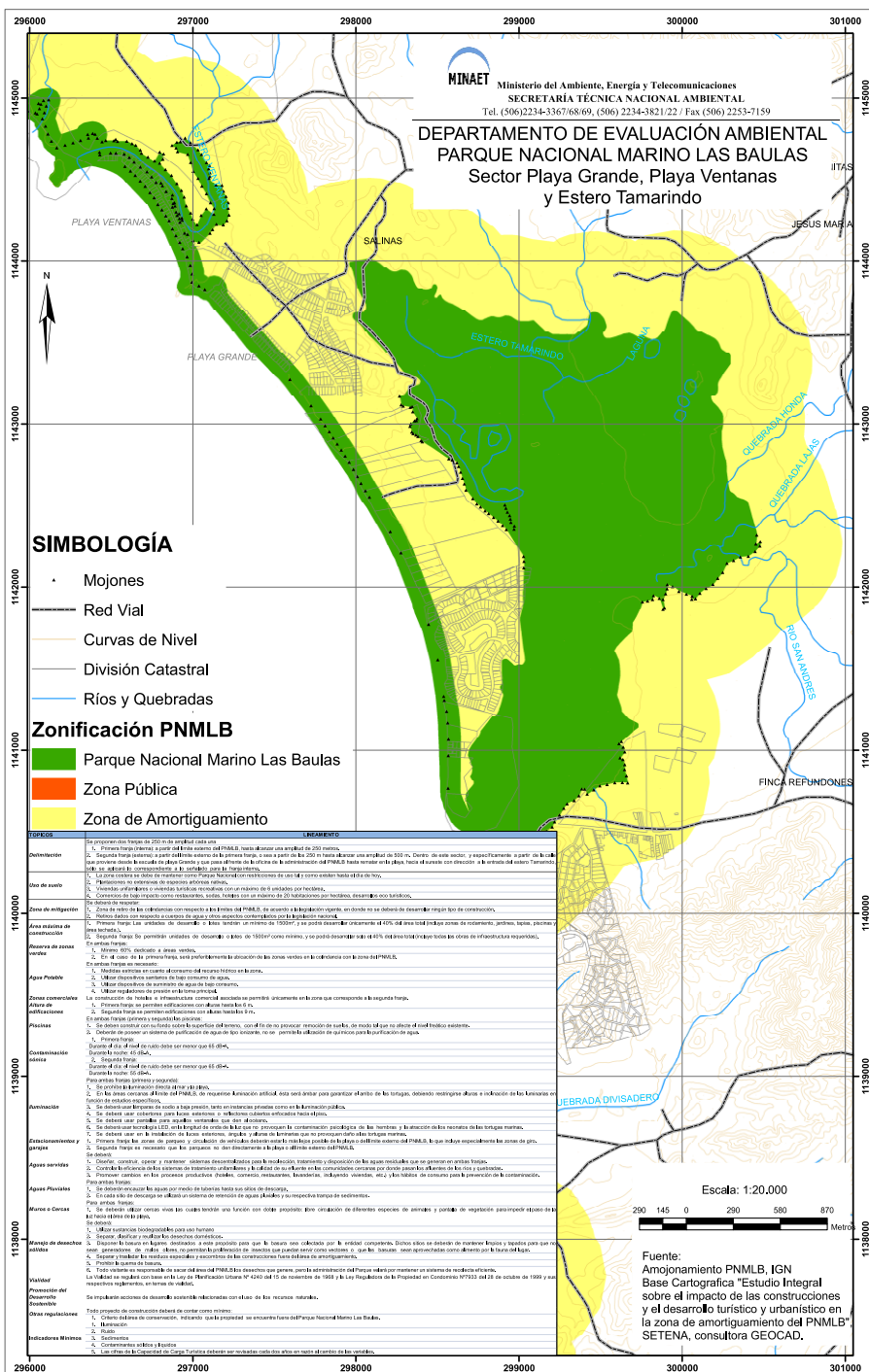
- Once the report has been delivered, a statement must be obtained from the applicant with the commitment to comply with the agreed points within a period that will be agreed upon between the parties and will be reflected in the report delivered by the assessment team. It should not be more than one month.
- After this period, the assessment team will visit the site again in order to verify that the recommendations and evaluation parameters have been met or that the necessary tools are in place to meet these requirements.
- If these requirements are fully complied with, the certification will be delivered TO THE PROJECT.
- The committee will be responsible for visiting the project periodically (every 3 to 6 weeks) in order to review the checklist of the evaluation parameters.
- If the project continues to meet the evaluation parameters, the certification will be maintained for an additional month; otherwise, the certification will be removed and an additional period will be given to meet the evaluation parameters again, at which time the certification will be restored.
- The last of the visits will be carried out once the closing visit has been requested by the project, with the aim of verifying that the final product complies with the assessment parameters and the CERTIFIED HOME badge will be delivered.

3. Certification costs:

- Certification application: \$300
- Contribution to the Playa Grande Private Security Program : \$450

4. SETENA Evaluation parameters

Construction regulations evaluation, depending on the location of the project.



TOPICOS	LINEAMIENTO (PNMLB = National Park)
DELIMITACION	<p>Two strips of 250 m wide each are proposed</p> <p>First strip (internal): from the external limit of the PNMLB, until Reach a width of 250 meters.</p> <p>Second strip (external): from the external limit of the first strip, that is, from 250 m until reaching an amplitude of 500 m. Within this sector, and specifically from the street that comes from the Grande beach school and that passes in front of the office of the PNMLB administration until it ends on the beach, towards the southeast towards the entrance of the estuary</p>
Use of land	<p>The coastal area must be maintained as a National Park with restrictions on use as they exist to this day.</p> <p>Non-extensive plantations of native tree species.</p> <p>Single-family homes or recreational tourist homes with a maximum land use of 6 units per hectare.</p> <p>Low-impact shops such as restaurants, sodas, hotels with a maximum of 20 rooms per hectare, eco-tourist developments.</p>
Mitigation Zone	<p>It must be respected:</p> <ol style="list-style-type: none"> 1. Withdrawal area of the adjoining areas with respect to the limits of the Zone of PNMLB mitigation, in accordance with current legislation, where it should not be To develop any type of construction. 2. Withdrawals given with respect to bodies of water and other aspects Contemplated by national legislation.
Maximum Construction Area	<ol style="list-style-type: none"> 1. First strip: The development units or lots will have a Minimum of 1500m², and it will be possible to develop only 40% of the maximum area of Construction total area (includes rolling areas, gardens, walls, swimming pools and Covered area.). 2. Second strip: Will development units or batches of 1500m be allowed? At a minimum, and only 40% of the area can be developed <p>Total (includes all the required infrastructure works).</p>
Reserved Green Area	<p>In both bands:</p> <p>Reservation of zones 1. At least 60% dedicated to green areas.</p> <p>Greens 2. In the case of the first strip, it will preferably be the location Of the green areas adjacent to the PNMLB area.</p>
Water	<p>In both bands it is necessary to:</p> <p>Strict measures regarding the consumption of water resources in the area.</p> <p>Use sanitary devices with low water consumption.</p> <p>Use energy-efficient water supply devices.</p> <p>Use pressure regulators in the main outlet.</p>
Commercial Zone	<p>The construction of hotels and associated commercial infrastructure is</p> <p>It will only allow in the area that corresponds to the second franía.</p>
Building Height	<ol style="list-style-type: none"> 1. First strip: buildings with heights of up to 6 m are allowed. 2. Second strip, buildings with heights of up to 9 m are allowed.
Swimming Pools	<p>In both strips (first and second) the pools: 1. They must be built with their bottom on the surface of the ground, with In order not to cause soil removal, so that it does not affect the existing water table. 2. They must have an ionizing water purification system, the use of chemicals is not allowed for the Water purification.</p>
Sound Pollution	<ol style="list-style-type: none"> 1. First strip: <ul style="list-style-type: none"> • During the day: the noise level must be less than 65 dB-A. • During the night: 45 dB-A. 2. Second strip: <ul style="list-style-type: none"> • During the day: the noise level must be less than 65 dB-A. • During the night: 55 dB-A.

<p>Waste Management</p>	<p>You must:</p> <ol style="list-style-type: none"> 1. Use biodegradable substances for human use 2. Separate, sort and reuse household waste. 3. Arrange the garbage in places intended for this purpose so that the garbage can be collected by the competent entity. These sites must be kept clean and covered so that they do not generate bad odors, do not allow the proliferation of Insects that can serve as vectors or That the garbage Be used as food by the local fauna. 4. Separate and transfer the special waste and debris from the Constructions outside the buffering area. 5. Prohibit the burning of garbage. 6. Every visitor is responsible for removing the waste it generates from the PNMLB area, but the Park administration will ensure Maintain an efficient collection system.
<p>Road Circulation</p>	<p>The Roads will be regulated based on the Urban Planning Law No. 4240 of November 15, 1968 and the Condominium Property Regulatory Law No. 37933 of October 28, 1999 and their respective Regulations, on road issues.</p>
<p>Promotion of Sustainable Development</p>	<p>Sustainable development actions related to the Use of natural resources.</p>
<p>Other Regulations</p>	<p>Every construction project must have at least: 1. Conservation area criterion, indicating that the property is Located outside the Las Baulas Marine National Park.</p>
<p>Minimum Indicators</p>	<ol style="list-style-type: none"> 1. Lighting 2. Noise 3. Sediments 4. Solid and liquid contaminants 5. The figures of the Tourist Load Capacity must be reviewed Every two years due to the change in the variables.

5. Social/Environmental Assessment – community and environment

In this second part of the assessment parameters, 2 requirements must be met and one is optional:

1. 1% Fund for the Community (optional)



Community Fund members add 1% to the services their company provides, thus raising funds for community initiatives in Playa Grande. This 1% item for the community is not a certification requirement however, we propose it be included in the work budget from the moment the owner is informed of the importance and need for the project to be certified.

By joining the 1% Community Fund, you demonstrate to your clients your commitment to a more sustainable future and the longevity of the social and environmental well-being of Playa Grande. Consumers today are seeking businesses who purposefully contribute to a responsible economy, particularly in Playa Grande.

To reward your generosity, we will promote your participation through our website, social media, email and word of mouth marketing. Members also receive our brand assets, logos, certification seals and information to help get the message across and inspire others to unite to protect the balance between wildlife prosperity, human well-being and community development.

** To be a member of 1% for the community, write to info@playagrande.org.

2. Trees:

Reforestation:

Selection of species: Get advice from experts such as Costas Verdes and/or apply the study of the attached document on Native Species.

It is crucial to use species native to the area due to their biological importance and ease of adaptation to site conditions.

- Native to the coastal zone of Guanacaste
 - Consider:
 - Proximity to the sea and type of substrate (Sandy? Muddy? Prone to flooding?)
 - If the species resists full sun (pioneer) or if it requires shade from other trees (secondary)
 - We urge you to choose species that exist or existed naturally in the areas around your property



- Define main purpose of your trees (examples):
 - Food for fauna: fruits for birds, mammals, iguanas, flowers for bees, butterflies, etc.
 - Environmental value: Threatened species, species that improve the soil, etc.
 - Shade: species that are evergreen or that shed their leaves quickly
 - Privacy: Fast-growing species, leafy species, etc.
 - Ground stabilization: Species with ideal roots to tie the ground
 - Fruits for human consumption
 - Research about the species (maximum size, resistance to direct sun and wind, etc.)

- Tree positioning:

A corridor of trees (canopy) where the tree tops connect to each other is more valuable than an isolated tree (example: displacement of howler monkeys). Try to fill empty spaces between existing trees, calculating that in the future they will connect.

- If the objective is to recover a forest patch, plant in high density (2-4m distance between trees)
 - For isolated trees, space them 8-10m
- Planting:
 - The ideal time to plant is at the beginning of the rainy season, once it is raining consistently (around June).
 - If planting in the dry season, plants will need to be irrigated from the beginning
 - Preferably the trees should have a **minimum** of 60cm in height, and a wide and already woody stem (that does not look tender and fragile)
 - It is recommended to maintain a clear area around the hole of approximately 1m in diameter

- Suggestions
 - Use supplies such as good soil, organic fertilizer, water retainers, mulch and stakes for marking/stability
 - Plant with love and take photos!

- Maintenance:

It is crucial that the tree receives maintenance during the first two years of planting.

- Rainy season:
 - Maintain areas around the tree (rounds of minimum 1m in diameter)
 - Remove climbing vines
 - Fertilize every 1-2 months (you can use 10-30-10 or organic fertilizer)
- Dry season:
 - Ideal to be able to irrigate at least 2 times a week
 - Hydro retainers and mulch help.

3. Honor the basic guidelines of respect for the community and the environment:

The following sign shows the entire community that you are building with respect and care for the local community and environment. It will be provided by the construction committee and will be seen by the construction committee, security agents and the entire community.



THIS PROJECT RESPECTS

- **WILDLIFE CONSERVATION LAW No. 7317: IT IS ILLEGAL TO FEED, CAPTURE AND HUNT WILD ANIMALS.**
- **LAW No. 7476 ZERO TOLERANCE FOR SEXUAL HARASSMENT. HERE WOMEN ARE RESPECTED.**
- **LAW No. 9,047 IT IS PROHIBITED TO DRINK LIQUOR IN PUBLIC AREAS (STREETS, PARKS, BEACHES).**
- **GARBAGE (INCLUDING CIGARETTE BUTTS) GOES IN A BIN; NOT ON THE STREET, BEACH, OR OTHER PROPERTIES.**
- **NOISE SHOULD STOP BY 6PM. FOUL LANGUAGE OR RADIOS WITH HIGH VOLUME ARE NOT ALLOWED.**
- **DO NOT URINATE IN PUBLIC AREAS. USE THE BATHROOM.**



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5.2. Evaluation of facilities in campsites

5.2.1. Camp

Guarantee budget with each owner at the beginning of each project. A budget must be allocated for these two items that are important in the camp. Each owner will understand that these items are part of the maintenance of the CERTIFICATION OF CERTIFIED PROJECT.

- MANDATORY camp assets: beds, tables, chairs, eating area, sinks, garbage cans with waste separation [plastic, cardboard, cans, and compost], laundry area and clotheslines hidden from the public space (desirable).
- Optional camp assets: surveillance cameras, clotheslines, perimeter fences, etc., televisions, fans, mosquito nets.

**The amount and type of assets are at the discretion of the builder.

Administrative staff

Before starting the camp, you must have key personnel to ensure the camp functions properly and provides good service to the workers. An administrator or a person in charge of the camp is sufficient.

Camp Manager:

Objective and main functions:

- Execute billing and control the camp expenses
- Ensure the effective and efficient operation of the camp
- Provide good lodging, recreation, food, security and transportation services for workers
- Ensure the maintenance of the camp
- Close camp gates at 7:30 pm
- Verify compliance with the regulations
- Keep the "Camp User Profile" files up to date and in order

Dear Guest, _____

ID _____

Nationality _____

Age _____

Our company is happy to host you at our project site referenced as _____. To ensure your well-being and safety, we ask you to follow the following instructions:

1. Register upon entering the camp, you must fill out the Camp User Profile sheet.
2. Enter or leave the Camp or the construction site with the knowledge of the camp manager.
3. Respect the camp manager
4. Respect the established schedules and do not leave the camp after 7:30 pm or before 5:30 am.
5. Consume your food in the area allotted for meals
6. Dress appropriately, you should wear a shirt, pants, and shoes the entire time you are out of your room.
7. Do not smoke inside the camp, there are areas assigned for smoking.
8. Use only the room, bed and space assigned to you.
9. Store your belongings inside the assigned locker lock.
10. Sound equipment should be used with hearing aids.
11. Keep your space tidy and clean.
12. Throw the garbage in the containers indicated by each type of garbage.
13. Do not visit the beach from 6 pm to 5 am. Is it prohibited by law.
14. Do not hunt wildlife of any kind.

You may be expelled from these facilities and from your work on this project due to the following facts:

1. Violations of this regulation.
2. Demonstrations against the values of the company or the basic behavior guidelines of constructions in Playa Grande.
3. Entry to the camp under the influence of alcohol or drugs.
4. Consumption of alcoholic beverages or illegal drugs within the camp.
5. Engages in political activities.
6. Enters or distributes pornographic material.
7. If you urinate or defecate outside of assigned places.
8. You store flammable substances.
9. Carry guns or knives.
10. Bring people into the campsite that have no business with our company or project.
11. Modify or retrofit electrical installations.

The camp will provide its services on a biweekly basis, from the day _____ to the day _____. Each guest is responsible for keeping their valuables under lock and key. Our company is not responsible for loss of personal items. _____

Name _____

Signature _____

Date _____

Conclusion

The value of this certification is defined by the degree to which we can reduce our impact on the environment. This means much more than just evaluating the materials and methods we use for the products we create. It means taking a holistic perspective toward all aspects of our business, including how resources are used, how waste is managed within our buildings, and the quality of life provided to workers to meet rigorous standards of accountability, transparency, and social and environmental development.

We love Playa Grande! Let's work together to protect our natural habitats and ensure a sustainable future for generations to come. We invite you to join this community movement to preserve it.

Brought to you by Pablo Salazar.

Collaborated by the Playa Grande Construction Committee: Fernando Ortuño, Gonzalo Ortuño, Rodrigo Altman, Irene Salazar y Brooks Wilson and Costas Verdes NGO: Gerardo Bolaños & Daniel Uribe.

