

All Construction Site Maintenance, Safety, And Sanitation (Including Remodels and Additions)

All construction sites shall be maintained in such a way as to minimize the adverse impacts of construction to adjacent lots, the neighborhood, and public infrastructure. Additionally, these provisions are intended to control debris accumulation in the street, drain systems, and to control site access during the entire construction and final approval process.

A. Debris and Disturbance.

1. All construction sites shall be maintained and free from accumulation of construction debris and rubbish.
2. All construction should occur during the hours of 6:00 AM and 8:00 PM on seven days a week as allowed by Ordinance #449 unless otherwise approved by the Building Department.
3. No materials are allowed to leave the construction site uncontrolled due to effects of weather including but not limited to stone, soil, sand, debris, or other material carried by water or wind. Any violations to this clause shall be remediated immediately with a site corrective action plan to prevent future violations confirmed by the City.
4. Construction debris shall be contained in dumpsters. Dumpsters or other debris holders must be located off the street on the property owner's side of the property line.
5. On lots where there exists a grade slope of 5% or greater in any direction, a properly installed and maintained silt fence is required along the downhill property line(s).
6. Lots which do not have sidewalks and/or park strips shall have silt fencing properly installed and maintained along all abutting streets at the back of curb..
7. Burning of debris, construction materials, or on construction sites is strictly prohibited.
8. Before a CO is issued, sites must be clean with straw/seed. Rocks cannot be used as ground cover. The use of fill dirt for final grading is not allowed, must be topsoil free of rocks.

B. Street Usage.

1. With regard to construction workers' vehicles or construction equipment, the street is to be used only for temporary vehicle parking and not for construction equipment.
2. The street shall not be used for the storage of materials, dirt, fill, gravel, debris, etc.
3. Temporary use of the street for the off-loading of materials may be permitted, such as the pumping of concrete, delivery of roof trusses, etc., the street surface must remain clear and clean during the entire construction process.
4. Mud, silt, and other debris tracked onto the roadway shall be removed within 24 hours to the satisfaction of the Police or Building Departments. Sweeping or washing materials into storm drains is a violation and may result in a criminal citation.
5. City sidewalks shall remain clear during the entire construction process.
6. Washout from concrete delivery equipment shall not be onto City public right-of-way or neighboring private lots..

C. Site Access and Identification.

1. All access to the site must be across the curb and sidewalk along the front property line (or both front and street side for corner lots.) Proposed site access shall be shown on the plot plan submitted with the building plans. Builders showing ownership of contiguous lots may elect access to the lots at a common location.
2. Curb ramps shall be constructed of only built-up wood, metal, or rubber ramps. These can be created by stacking lumber in such a way as to create a slope for climbing the curb. No gravel fill or other forms of ramps will be accepted.
3. The back of curbs (park-strips) must be fully backfilled.
4. Each site shall provide, display, and maintain at least a 4 square foot sign with the site address, permit number—general contractor's name or owner/builder name, phone number, and contractor's license number, if applicable.

D. Site Maintenance.

Each site shall be maintained in accordance with the property maintenance code (e.g., grass shall be cut)

E. Sanitation.

Each site for which a permit has been issued must have a portable toilet facility located on the property side of a street property line. One portable toilet facility is required per every ten (10) workers and every 300 ft of the development of any construction activity. Dumpsters are required for all construction sites and cannot be less than 1 eighty-yard dumpster per 3 houses (or 10 yards per site).

F. Inspection.

Fencing, signs, curb ramps shall be in place and approved before the site is disturbed. Inspection may be combined with a temporary power pedestal inspection but must be completed before excavation begins. Extension cords cannot be laid across the road without proper protection.

G. Violations.

Failure to maintain silt fencing, ramps, street parking, unobstructed City sidewalks, debris control, and toilet facilities may result in re-inspection fees, Stop Work Orders and/or criminal citations. All violations will be the responsibility of the general contractor or the owner/builder of the project.

H. City Infrastructure.

Any damage to City infrastructure in the course of construction shall be replaced or repaired to the satisfaction of the City in accordance with City Standards. The replacement or repair shall be the responsibility of both the general contractor and the owner of the lot, but primarily the contractor.