

15.08G080-SingleFamilyDwelling Construction Site Maintenance, Safety, And Sanitation

Section 15 08.080 shall only apply to single family dwelling construction sites on lots that abut public streets.

Single family dwelling 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. Blowing debris shall be controlled by fencing which shall be installed on and extend along the side and rear property lines. The fencing shall begin at the front property corners and back along the side and rear property lines.
2. Dumpsters or other debris holders must be located off the street on the property owner's side of the property line.
3. 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).
4. 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.

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. Parking at construction sites shall be regulated by the Heber City Parking Ordinance.
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 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. Sanitation.

Each site must have a portable toilet facility located on the property side of a street property line. However, for builders with construction activities on more than one site there must be a portable toilet within 300 feet of each site.

E. 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.

F. Violations.

Failure to maintain silt fencing, ramps, street **coxlititions**, 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.

G. City Infrastructure.

Any damage to City infrastructure in the course of construction shall be replaced or repaired to the satisfaction of the City Engineer 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.

HISTORY

Adopted by Ord 2004-01 on 1/15/2004

Amended by Ord. 2009-21 on 12/3/2009

- Title – Change to All Construction
- (E) Extension Cord cannot be laid across the road without protection.
- (D) Dumpster cannot be less than 1 eighty-yard dumpster per 3 houses (or 10 yard per home).
- (A) Sites to be maintained and free from accumulation of construction debris and rubbish.
- (A) Before CO sites must be clean with straw/seed. (No rocks)
- (D) # of toilets per workers (PSAI 24.3)
- (D) Each Site *For which a permit has been issued* must have a portable toilet facility...