

The Construction Golden Rules:

Treat the construction site as if you were living next door to it.

- Communicate construction timetables to the surrounding neighbors. Consider distributing a letter to neighboring properties listing proposed timetables and contact information for the property owner and construction contractor.
- Notify neighbors if you expect excessive noise and/or traffic disruptions on a particular day, for example if you are planning to demolish an existing residence or if you are expecting heavy equipment onsite, for example, pouring concrete.
- Avoid parking in front of neighbors' homes and do not run car engines unnecessarily.
- Minimize noise by not using radios and refrain from shouting whenever possible.
- Construction vehicles should be parked legally and accommodated on the construction site whenever possible.
- Use respectful personal conduct by using the onsite restroom facilities and do not use profanity.

Construction Site Supervision in Solana Beach: Code Requirements and Good Neighbor Practices



This fact sheet is provided to increase awareness of the basic rules all construction sites are required to follow by city ordinance. These rules are a minimum, and if not followed can result in penalties if you are found to be in violation of City or State applicable regulations.

In addition, we've provided some tips for additional measures that you can take at the site that would be appreciated by the City and your neighbors. We recognize that a construction site by its nature has a certain amount of noise, debris and inconvenience for the neighborhood. We have found from experience that where you can go above and beyond the minimum City Code requirements, and implement these good neighbor practices, your project can benefit from the improved neighborhood relations.



Community Development Department

City of Solana Beach
635 South Highway 101
Solana Beach, CA 92075
Phone: (858) 720-2440
FAX: (858) 755-1782
www.ci.solana-beach.ca.gov

PROPERTY OWNERS ARE RESPONSIBLE FOR THE ACTIONS OF THE CONTRACTORS AND SUBCONTRACTORS WORKING ON THEIR PROPERTY.

Construction Hours and Noise Levels:

Construction workers can not congregate at or report to the site prior to the beginning of construction hours.

Monday - Friday:
7:00 a.m. to 7:00 p.m.

Saturday:
8:00 a.m. to 6:00 p.m.

No construction is permitted on Sundays and Holidays. Please check the City's website for a list of observed holidays at:

www.ci.solana-beach.ca.gov

Construction noise levels shall not exceed 75 decibels for more than eight hours during any 24 hour period.

For information concerning construction hours and noise levels contact the Community Development Department at: (858) 720-2440

Storm Water Best Management Practices (BMPs)

Violations of the storm water regulations can result in penalties, including fines of \$1000 per day per violation. These practices are strictly enforced.

Storm Water BMPs Continued:

- **Perimeter Protection Controls:** Silt fences, straw wattels, sand bags, etc. must be used to control run-on and run-off from project site.
- **Tracking Controls:** All entrances and exits to the site must have protection measures installed to prevent tracking of sediment off the project site.
- **Washout Area:** All sites must have designated "wash-out" site to clean equipment and dispose of excess concrete, stucco, and paint.
- **Concrete Trucks/Pumpers:** Concrete trucks and pumpers must have perimeter protection installed around and under them at all times. Any spill must be contained on-site and no washing of equipment permitted without a washout area.
- **Materials Storage:** All materials stored on-site must be contained and covered at all times.
- **Trash Containers/Portable Restrooms:** Dumpsters must be covered and have adequate perimeter protection and all portable restrooms must have secondary containment measures installed.
- **Storm Drain Inlets:** All adjacent storm drain inlets must be protected at all times to prevent pollutants from the project site from entering (including sediment).

For more information concerning Storm Water BMPs contact the Environmental Services Department at (858) 720-2477.

Fire Safety:

- Obey all Fire Codes:**
- Ensure fire lanes are kept clear and unobstructed.
 - Any combustibles onsite must be stored safely.
 - Remember oily rags can be spontaneously combustible, even when no ignition source or flame is present.

For more information concerning fire safety contact the Fire Department at: (858) 720-2410

Encroachment Permits:

Encroachment Permits are required before you start work within the public right of way.

- Constructing new or repairing old curbs, gutters and sidewalks, constructing new driveways or placing dumpsters in the right of way requires approval from the City and a fee of \$245.
- The installation of new or repair of existing utilities requires approval from the City and a fee of \$575.

For more information concerning encroachment permits please contact the Engineering Department at: (858) 720-2470