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Potential Actions/ Solutions

Development Services Advisory Commission

May 14, 2019

# Construction Site Maintenance

## **CONSTRUCTION SITE MAINTENANCE**

- **PURPOSE:** To ensure safe access and egress for inspectors and emergency vehicles and stabilization of the site
- **RESPONSIBILITY:** General Contractor/ Builder
- **REQUIREMENTS FOR CONSTRUCTION SITES:**
  - Roadway must be clear of debris, mud, trash and all building materials.
    - Silt fence or wattles in place
    - Trash and debris in the proper trash receptacles
  - Streets shall not be blocked where vehicles (city services) cannot safely navigate the street.
    - Approach/ traffic flow not restricted

NOT IN COMPLIANCE





NOT IN COMPLIANCE



IN COMPLIANCE





IN COMPLIANCE





## **STANDARD PROCEDURES TO FACILITATE COMPLIANCE**

- **PRE-CONSTRUCTION MEETINGS** before permits are issued:
  - Stormwater & Grading
  - Building
- **DOCUMENT INFORMATION & EXPECTATIONS:**
  - Specific contacts – Contractor and City
  - Traffic requirements – Construction entrances & exits
  - Parking requirements – Single side of street
  - Sign requirements
    - Contact Info signs
    - No Parking signs
  - Concrete washout area
  - Construction materials staging area
  - Construction phasing plan

## SITES/ LOTS NOT IN COMPLIANCE

- No inspections shall occur
- \$50 fines per day until in compliance
- Truck sweeping or vacuuming of streets required on demand (within 24 hours)
- Issue Stop Inspection Orders and Stop Work Orders
  - **Stop inspections** and **stop issuing permits** until site is clean.
  - Stop Inspection Order will **not** be enforced for final inspections.
  - Stop Work Order – all departments will be notified:
    - Stormwater/ Engineering – BNS – Fire – Streets



## **REQUIREMENTS FOR HABITUAL VIOLATORS**

(recipients of 2 Stop Work Orders in a 6-month period)

- Inspections by Appointment (with General Contractor, Superintendent, and Contractor)
  - Implement Inspection by Appointment Fee to cover increased level of oversight.
- Habitual violators – no additional permits for related projects (same site or section)
  - Limit the number of open permits at one time.
- Require proactive education/ training:
  - City sponsored class
  - State of TN sponsored TDEC class

## **PROPOSED ORDINANCE AMENDMENTS**

- We will return at a future date with an ordinance amendment to codify:
  - Requirements for maintaining sites
  - Requirements for violations