

CHAPTER 33 SITE WORK, DEMOLITION AND CONSTRUCTION

SECTION 3301 GENERAL

3301.1 Scope

3301.1.1 Provisions of this chapter shall govern safety during construction and the moving and demolition of buildings.

3301.2 The temporary use of streets or public property for the storage or handling of materials or of equipment required for construction or demolition, and the protection provided to the public shall comply with the provisions of the applicable governing authority and this chapter.

SECTION 3302 DEFINITIONS

For definitions, see Chapter 2.

SECTION 3303 ALLOWABLE USE OF PUBLIC PROPERTY DURING CONSTRUCTION

3303.1 General. The amount of space and conditions under which use of public property is permitted for construction or demolition purposes shall be as set forth in 3303.2

3303.2 Limitations. Street or sidewalk space may be used if approved by the applicable governing authority and provided the following provisions are met:

1. A walkway shall be constructed in the outer portion of the permissible occupied street space, conforming to the requirements of 3305.
2. Building materials, fences, sheds or any obstruction of any kind shall not be placed so as to obstruct free approach to any fire hydrant, lamppost, manhole, fire alarm box or catch basin, or so as to interfere with the passage of water in the gutter. Protection against damage shall be provided to such utility fixtures during the progress of the work, but sight of them shall not be obstructed.
3. A 10 ft (3 m) clear roadway shall be maintained through any alley located along the building site.
4. Proper precaution shall be made during construction to prevent concrete, mortar washings or any other material from entering a sewer.
5. The person or persons to whom a permit is issued for such purposes as stated herein, shall post with the applicable governing authority a bond of such type and amount as may be deemed advisable by the applicable governing authority as protection from any and all liability.

Exception: The provisions in 3303.2 may be modified if approved by the applicable governing authority, provided alternate provisions are made to protect the public.

SECTION 3304 WHERE COVERED WALKWAYS ARE REQUIRED

3304.1 Erection or Demolition. During the erection or demolition of any building exceeding one story in height that is located at a distance less than 10 ft (3 m) or less than one-quarter of the height of the building from any street or alley property line, or when required by the building official, a roof covering for the entire length of the project shall be provided over the temporary or permanent sidewalk, from the time the construction or demolition extends above the second floor level until materials are no longer being used or handled on the front above such walk.

3304.2 Exterior alterations or repair. Buildings having their exteriors altered or repaired in an extensive manner involving any hazard shall be provided with a covered walk as required for new structures during erection.

Exception: Where, in the opinion of the building official, a covered walk is not necessary, a permit may be issued to block off part of the sidewalk and have a temporary walk constructed as provided in 3305.

SECTION 3305 CONSTRUCTION OF WALKWAYS, FENCES AND PROTECTIVE COVERINGS

3305.1 General. Before any construction work is commenced, the owner or his agent shall construct a temporary walkway in conformity with this section.

3305.2 Visual obstruction. All fences, barriers or temporary structures of any kind located on public highways shall be so constructed as not to obstruct vision at the intersection of streets.

3305.3 Width. Walkways shall be not less than 4 ft (1219 mm) wide in the clear except that in congested districts the building official may require a walkway as wide as, in his opinion, is necessary. Walks shall be built in a safe and substantial manner and be maintained in that condition at all times.

3305.4 Handrail. A smooth handrail of substantial construction, not less than 3 ft (914 mm) high, shall be provided on the traffic or street side of the walkway, and also on the building side when considered necessary by the building official.

3305.5 Separation. Where the distance from building to street or alley property line is less than half the height of the building, a fence of substantial solid construction at least 8 ft (2438 mm) high shall be provided on the building side of the walkway.

3305.6 Roof. Roof coverings over walkways, as required by 3304, shall be considered of not less than one layer of 2-inch nominal dimension wood plank spanning not over 3 ft (914 mm) between supports, or equivalent decking. The framework supporting the walkway covering shall be well-braced and designed to support at least 150 psf (7.2 kPa), but the top deck shall be designed to carry not less than 250 psf (12 kPa). The roof covering shall be of width sufficient to cover the entire walkway or sidewalk, and shall be made watertight. Suitable provision shall be made for adequate lighting of the walk under the covering, at all times. A minimum clearance of 8 ft 6 in. (2591 mm) shall be maintained above walkways.

SECTION 3306 WALKWAYS OVER EXCAVATED AREAS

When the area occupied by the sidewalk or temporary walkways is to be excavated, such walk shall be made of boards not less than 2 inches nominal dimension designed to support a load of not less than 150 psf (7.2 kPa), provided with suitable ramps at each end. Such walkways shall be provided with a fence and handrails on each side.

SECTION 3307 STORAGE OF MATERIALS OVER WALKWAYS

Whenever a roof of a walkway is used for the storing of materials, it shall be designed for the load to which it is to be subjected and a railing and footboard shall be installed so as to prevent the materials from spilling into the street. The posts or other supporting members on the street side shall be protected so as to insure against failure caused by impact from street traffic.

SECTION 3308 WALKWAYS TO BE KEPT IN REPAIR

The street side of any barricade or fence, handrails and sidewalks shall be kept reasonably smooth and in good repair while construction work is in progress, or while such barricades, fences or walkways are placed on or over public property.

SECTION 3309 CLEANING OF SIDEWALKS AND STREETS

The owner or his agent, upon the completion of the building, shall immediately remove all walkways, debris and all other obstructions and leave such public property in as good a condition as it was before such work was commenced.

SECTION 3310 RED LIGHTS REQUIRED

Every walkway shall be kept well-lighted continuously between sunset and sunrise and the outer edge of the occupied space of the street or sidewalk shall have placed thereon red lights which shall burn continuously between sunset and sunrise.

SECTION 3311 SAFETY REQUIREMENTS DURING CONSTRUCTION

3311.1 Equipment. All equipment such as temporary stairs, ladders, ramps, scaffolds, hoists, runways, barricades, chutes, elevators, etc., as required for the execution of any construction work shall be substantially constructed and erected to insure the safety of the workmen using them or passing under, on or near them. Where a large amount of scaffolding is used, the building official may require the use of noncombustible material or fire retardant treated wood. The flameproofing of tarpaulins may also be required by the building official where, in his opinion, the fire hazard warrants such precaution.

3311.2 Sanitary. Adequate sanitary facilities for the convenience of all workmen shall be provided. These facilities shall be kept in a clean and sanitary condition throughout the duration of the work. Temporary toilets shall be enclosed, screened and weatherproofed and shall be connected to a sewer. Upon removal of the temporary facilities, the sewer connections shall be removed and the sewer capped. In lieu of connecting to a sewer, the temporary facility may be a portable, enclosed, chemically treated, tank-tight unit.

3311.3 Standpipe system

3311.3.1 During the construction of a building, standpipe systems shall be provided in accordance with this section and Chapter 9.

3311.3.1.1 Required standpipes shall be installed when the work progresses more than 50 ft (15.2 m) above the lowest level of fire department vehicle access and shall be extended as construction progresses to within one floor of the highest point of construction having secured decking or flooring. Standpipe systems shall be provided with fire department connection at accessible locations adjacent to usable stairs.

3311.3.1.2 When approved by the building official, standpipes with water supply valves shut shall be permitted. Readily accessible fire department connections shall be available at all times.

3311.4 Exits. Required exits shall be maintained at all times during remodeling or alterations and additions to any building.

SECTION 3312 PROTECTION OF ROOFS AND SKYLIGHTS OF ADJOINING BUILDINGS

When a building or structure is to be carried above the roof of an adjoining building, protection for the skylights and roof of such adjoining building shall be provided, at his own expense, by the person constructing or causing the construction of such building or structure; provided that if the owner, lessee or tenant of the adjoining building should refuse permission to have the roofs and skylights protected, the respon-

sibility and expense for the necessary protection shall transfer to the person refusing such permission.

SECTION 3313 MOVING OF BUILDINGS

3313.1 General. A building or part of any building shall not be moved through or across any sidewalk, street, alley or highway within the governmental limits without first obtaining a permit from the building official.

3313.2 Written application. Any person desiring to move a building shall first file with the building official a written application setting forth the following information:

1. Type and kind of building to be moved.
2. The original cost of such building.
3. The extreme dimensions of the length, height and width of the building.
4. Its present location and proposed new location by lot, block, subdivision and street numbers.
5. The approximate time such building will be upon the streets, and contemplated route that will be taken from present to new location.

3313.3 Permit refusal. If in the opinion of the building official, the moving of any building will cause serious injury to persons or property or serious injury to the streets or other public improvements, or the building to be moved has deteriorated more than 50% of its current value by fire or other element, or the moving of the building will violate any of the requirements of this code or of the zoning regulations, the permit shall not be issued and the building shall not be moved over the streets. Any building being moved for which permit was granted shall not be allowed to remain in or on the streets for more than 48 hours.

3313.4 Bond required. The building official, as a condition precedent to the issuance of such permit, shall require a bond to be executed by person desiring such removal permit, with corporate surety to his satisfaction. Such bond shall be made payable to applicable governing body and for such amount as he prescribes. It shall indemnify the applicable governing body against any damage caused by the moving of such building to streets, curbs, sidewalks, shade trees, highways and any other property which may be affected by the moving of a building. Such surety bond shall also be conditioned upon and liable for strict compliance with the terms of said permit, as to route to be taken and limit of time in which to effect such removal and to repair or compensate for the repair and to pay said applicable governing body as liquidated damages an amount not exceeding \$50.00 to be prescribed by the building official for each and every day's delay in completing such removal or in repairing any damages to property or public improvement or in clearing all public streets, alleys or highways of all debris occasioned thereby.

3313.5 Notice of permit. Upon the issuance of said moving permit, the building official shall cause notice to be given to the superintendent of fire alarm, chief of fire department, telephone or light companies, or others whose property may

be affected by such removal. The building department shall set forth in all notices the route that will be taken, time started and approximate time of completion.

3313.6 Public safety requirements

3313.6.1 Every building which occupies any portion of public property after sundown shall have sufficient lights continuously burning between sunset and sunrise for the protection of the public.

3313.6.2 There shall be a minimum of five red lights placed on each street side of the building. Such red lights shall be attached to the building in such a fashion as to indicate extreme width, height and size.

3313.6.3 In addition to the red lights on the building, flares shall be placed at regular intervals for a distance of 200 ft (61 m) up the street on each side of the building.

3313.6.4 When more than 50% of the street, measured between curbs, is occupied at night by the building, or when in the opinion of the building official, flagmen are necessary to divert or caution traffic, the owner or person moving such building shall employ at their expense, two flagmen, one at each street intersection beyond the building. Such flagmen shall remain at these intersections diverting or cautioning traffic from sunset to sunrise. Red lights shall be employed in flagging traffic at night.

3313.7 Improvements by owner. The owner of any house, building or structure proposed to be moved shall make all necessary improvements required in order for said house, building or structure to comply with the requirements of this code within 90 days from the date of the issuance of the moving permit. Extensions of such time as deemed reasonable may be granted by the building official upon a showing of delay caused by matters beyond the control of the owner or house mover. The application for the moving permit shall be accompanied by an application for a building permit, accompanied by complete plans and specifications showing the changes or conditions of said house, building, or structure as the same is proposed to be when moving, and all contemplated improvements, signed by the owner or the owner's agent.

