

Infill Residential Construction Guide

This guide is meant to help Town of Oliver contractors and residents understand the regulations that help reduce the impact of construction projects in established residential areas and help maintain positive relationships with neighbours.

Construction projects in established neighbourhoods, known as infill construction, pose challenges that construction in other areas would not because of their close proximity to neighbouring homes. Potential issues such as public and worker safety, damage to neighbouring or town property and established trees, can be easily guarded against.

Please read through the following material to make your project a success.

Be a Good Neighbour

INTRODUCE YOURSELF TO THE NEIGHBOURS

Establish communication with surrounding residents early on to make a conscious effort to apply precautionary measures. Provide your general contractor's contact information to them.

Owners and builders are responsible for construction related damage to adjacent properties, public or private. If this occurs, you must contact the impacted property owner and explain in writing how you'll repair the damage.

ESTABLISH PROPERTY LINES: GET A SURVEY

Many older neighbourhoods in Oliver do not have accurately established property lines, so issues can arise over whose property a tree or fence is on.

An accurate survey, that shows where the property line is, can help to ensure harmony with your neighbours. Meeting with them to review the property line once it is marked out is essential.

NEIGHBOURING PROPERTY ASSESSMENT

Construction activities can lead to disputes regarding damage to Town or neighbouring properties. Prior to starting your project, the owner/builder should complete an assessment of Town infrastructure for accurate documentation of conditions, it is highly recommended that you take pictures of any pre-existing damage to sidewalks, lanes, etc.



NOISE

As outlined in the Good Neighbour Bylaw 1357, permitted hours of construction are:

7:00 am to 8:00 pm – Monday to Saturday and
8:00 am to 8:00 pm on Sunday.

Foul language, amplified music and other noises can disturb local residents, and it is important for the owner/builder to coordinate with all trades and delivery people to ensure job sites are maintained in a respectful manner.

PARKING AND LOADING

Infill development can create a strain for on-street parking supply in established neighbourhoods, especially when multiple trades are involved. Note that:

- ◆ Vehicle owners/operators must obey all traffic signs and bylaws, including time periods for parking on any roadway or public place.
- ◆ Vehicles cannot stop or park on either side of any lane or in front of or within 1.5 metres of a driveway.
- ◆ Construction trailers must be attached to vehicles at all times.
- ◆ Blocking roadways, lanes or sidewalks is not permitted.
- ◆ No storage or placement of construction materials or use of tools is allowed on the boulevard, which is Town owned property.

SANITARY FACILITIES DURING CONSTRUCTION

Sanitary facilities must be located so as not to create a nuisance to neighbouring parcels, streets, or lanes.

SITE MAINTENANCE

- ◆ Store loose garbage, yard waste and other materials so they're not visible from outside the property.
- ◆ Ensure fences and structures on your property are in good repair and are not a safety hazard.
- ◆ Take reasonable precautions to limit smoke, dust or other airborne matter.
- ◆ Stack and/or secure construction material to allow for appropriate and safe movement onto, or off site.
- ◆ Ensure debris is not unreasonably accumulating on site and is disposed of safely and appropriately.

Be aware that failure to maintain the site in a tidy manner may result in a fine under the Good Neighbour Bylaw 1357, with the potential to prevent further inspections until the fines are paid and the site is cleaned.

SIGNAGE

The Town will provide you with a laminated copy of your permit to display in a visible location from the roadway.

Work Site and Traffic Safety

PUBLIC & WORKER SAFETY

Property owners and builders must keep public safety as a top priority during all stages of demolition, excavation and construction. Check-in early and often with the surrounding community — and particularly neighbouring property owners — to understand their needs, priorities and concerns. We've summarized some construction best practices that will help avoid safety issues and conflicts. Town staff can refuse to complete inspections if job site safety is not maintained and will notify WorksafeBC.

Protection of the Public Regulations

Please refer to Part 8 of the BC Building Code for owner/building specific requirements in regards to basic safety requirements for Construction and Demolition Sites. Go to Part 8 for more information: bit.ly/bc-building-code.

SAFETY FENCING

The site needs to be enclosed with a fence at least 1.8 metres high as soon as construction activity begins.

The fence footings and structural supports cannot extend beyond any public and private property lines unless for tree-protection fencing that has been authorized by the Town. If your fence needs to cross a property line, it's your responsibility to get permission from the neighbour before installing the fence. If they refuse, you must find another way to install the safety fence.

Please take into consideration potential tripping hazards at the fence supports.

GRADING & RETAINING OF SLOPES

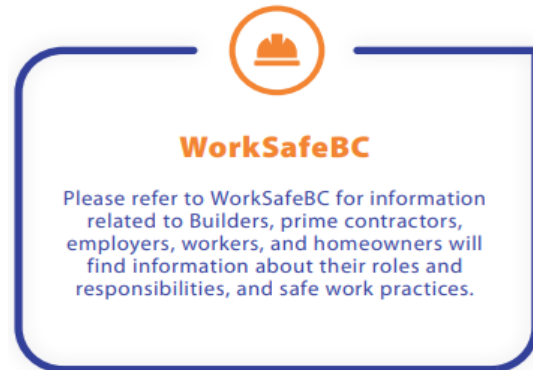
As part of infill development retaining walls are often needed to modify the grades and retain slopes.

A building permit is required for all retaining walls greater than 1.2 m in height as per Building Regulation Bylaw 1404.

EXCAVATION AND TRENCHING

If you're planning an excavation exceeding a depth that could negatively impact neighbouring properties, an excavation plan is required as part of your building permit application, along with a letter from those property owners acknowledging the project and possible damage to their properties.

Call **BC 1** at 1-800-474-6886 before you dig, or submit a ticket on their website. See WorkSafeBC's Occupational Health and Safety regulations for specific information on excavations and trenching. If your builder cannot provide sloping or benching to meet those requirements, you'll need an engineered shoring plan prior to excavation.



Protection of Infrastructure, Use of Lanes, Sidewalks and Roads

Owners are required to repair any damage to the boulevard area, sidewalks, and curbs on the adjacent street to the property at the completion of construction, or as requested by the Town. As per Building Regulation Bylaw 1404, every owner to whom a permit is issued is responsible for the cost to repair any damage to municipal works or land that occurs during, and arises directly or indirectly, from the work authorized by the permit.

WATER USAGE DURING CONSTRUCTION

You may temporarily use Town water with approval from the Town for a nominal fee. A backflow preventer on the temporary hose bib (hose tap) is required. A Hose Connection Vacuum Breaker (HCVB) easily threads onto the hose bib connection. This will protect the Town's treated water from any contamination that may backflow during construction.

ELECTRICAL SERVICES & CLEARANCE

Working around energized power lines in Oliver requires compliance with Occupational Health & Safety Regulation – Part 19. Before commencing any work around energized powerlines in the Town, contact Fortis at 250-498-8216.

ROADS, LANES AND SIDEWALKS

If you plan to use the roads, sidewalks, or lanes as a workspace or need to temporarily block access to roads, sidewalks or lanes around the property for any length of time, permission from the Town is required. Here's what you need to know:

- ◆ You'll need to submit a detailed road closure plan which show all signs, fences, and barricade locations while indicating how access to neighbouring properties and services such as Fire, Ambulance, or Waste Collection will be maintained.

If a sidewalk needs to be closed on a more long term basis, proper signage is required so that pedestrians are provided with appropriate detour information.

Other road, lane, and sidewalk concerns to keep in mind:

- ◆ Construction materials — including electrical cords, hoses, chains, or similar items — cannot be placed across any portion of a road, lane, boulevard or sidewalk. A pedestrian pathway must be maintained with no obstacles.
- ◆ Construction and operating machinery may only be operated within the fenced construction site.
- ◆ An effort must be made to load and unload materials and equipment quickly to avoid disrupting sidewalk and lane use.
- ◆ Permit holders must ensure mud, dirt, and other construction debris is not transferred onto a road or boulevard from the construction site. Trucks carrying sand, gravel, rocks or earth cannot let any debris escape on to a Town road.

BOULEVARD AND TREE PROTECTION

The Town of Oliver owns the boulevard – the land between the sidewalk and the roadway – and the landscaping and trees within it.

When not properly protected during construction projects, Town boulevards and trees can be damaged. It is the responsibility of contractors and owners to protect these Town assets during construction by following the guidelines laid out in this bulletin.

It is recommended that fencing be installed at the dripline of trees, during excavation or construction of any building structure. Based on Town Bylaws one cannot remove, damage, kill or cut any boulevard tree.

The fence should be made of a 2x4 wood frame with cross-brace construction, include a snow-fence barrier and be staked into the ground. It should remain intact throughout the entire period of demolition and/or construction.

See example below of how best to protect a Town owned tree.



For further information on infill construction, please contact
the Development Services Department
Phone: 250-485-6250