

## CONSTRUCTION EXHIBIT REVIEW CHECKLIST AND PROCEDURE

**Purpose:** Development projects in the City of Carlsbad may have needs or desires for use of the right-of-way to accommodate certain construction related activities. However, the need or desire for use of the right-of-way may conflict with the communities needs and desires resulting in an unreasonable inconvenience for the public. The goal of a construction exhibit is to minimize, as much as possible, the inconvenience to the public due to construction activities utilizing the right-of-way. The checklist below along with the accompanying description for each of those items are the objectives to reach the goal. The Construction Exhibit is the guiding document (plan) that will clearly illustrate or outline the objectives and expectations of the City and Contractor.

**Applicability:** Construction Exhibit(s) and associated Right-of-Way permit(s) are required for all development projects that involve, but are not limited to; grading, new building construction, building additions, exterior remodels/improvements and any other development with the potential of affecting the use of the right-of-way.

**Checklist items:** Each item below must be addressed on the Construction Exhibit for review and approval. If an item is not applicable, meaning it will not be used, a note stating such shall be placed on the exhibit. Example, the developer/ contractor claims that a construction office trailer will not be used at any time during construction then a note shall be placed on the exhibit that states a construction office trailer will not be utilized for the project.

The Construction Exhibit shall be reviewed by LDE and CM&I representatives for approval. Any revisions to the Construction Exhibit shall be submitted to the city inspector for review and approval.

Multiple Right-of-Way Use Permits may be issued for a single Construction Exhibit due to phasing of a project, and specific time allowances for different scopes of work.

- **Pedestrian Accessibility and Safety**
  - Sidewalks are not allowed to be shown as “closed” on the Construction Exhibit. Any proposed sidewalk closures require a separate right-of-way permit application. Note that the right-of-way permit application shall include a traffic control plan for the pedestrian detour and will have limited time frames for closures
  - Brief sidewalk closures to accommodate crossing the sidewalk with equipment and materials can be addressed in the Construction Exhibit. A note shall be placed on the exhibit requiring flaggers at each side of the crossing to warn and temporarily stop pedestrian traffic during the movement of equipment and materials across the sidewalk.
  - Pedestrians shall be protected during construction and demolition activities in accordance with Section 3306 and Table 3306.1 of the latest version of the California Building Code.

- If covered walkways are to be utilized, the location and a detail shall be shown on the Construction Exhibit. Approval of the constructed covered walkway by a qualified person is required.
- Following notes are required on the exhibit when pedestrian protection is utilized:
  - Pedestrian protection shall be maintained in place and kept in good order for the entire length of time pedestrians may be in danger.
  - No construction or demolition of a structure that could endanger the public within the public right-of-way shall commence until the required pedestrian protection structures are in place.
  - Every protection fence or canopy shall be removed within 10 business days after such protection is no longer required by this chapter for protection of pedestrians.
  - The sidewalk protection components of these plans have been designed by a qualified person as defined by OSHA.
  - The sidewalk protection components of these plans shall be inspected by a competent person as defined by OSHA prior to use.
- **Perimeter/Construction Fence**
  - Fencing shall not inhibit the use of the sidewalk or street. Fencing adjacent to the sidewalk shall be placed at least 2-feet away from the edge of the sidewalk.
  - Fencing shall not exceed 6-feet in height and shall have screening approved by city staff. Fencing shall not impede safe driver and pedestrian sight distance as defined by Carlsbad City Standards and the California Department of Transportation Highway Design Manual.
  - The following note on the exhibit is required for fencing.
    - The security/construction fencing shall be maintained in place and kept in good order.
- **Construction Trailer**
  - Construction trailers are highly discouraged in the street and sidewalk areas of the right-of-way. Requests for trailers in the street or sidewalk will require a special review and approval by the City Engineer or designee.
- **Construction Vehicle Staging Area**
  - Utility vehicles used during construction. See “Truck Staging” and “Haul Route” for transport of materials and equipment.
- **Material Staging**
  - Material staging is discouraged in the street and sidewalk areas of the right-of-way. Requests for staging material in the street or sidewalk will require a special review and approval by the City Engineer or designee.
- **Bathroom Facilities**
  - Bathroom facilities are not allowed in the sidewalk or street areas of the right-of-way.
- **Employee Parking Area**
  - Indicate proposed locations of employee parking. Acquisition of off-site areas or shuttling of personnel may be required if public parking is significantly impacted beyond the property frontage. Seasonal impacts and special city events may influence measures to enforce employee parking.

- **Truck Staging**
  - Staging on public streets may or may not be allowed depending on location and street configuration.
- **Haul Route**
  - A map shall be provided to show the route for large vehicles that are hauling, delivering equipment or delivering materials. Haul routes require a separate permit and is obtained from the city inspector.
- **Trash and Recycling Bins**
  - Trash and recycling bins are not allowed in the street and or sidewalk areas of the right-of-way. Bins may be truck mounted and temporarily staged during construction hours.
- **Evidence of Permission for the Use of Any Offsite Private Property area for any of the previous mentioned items**