

## **NOTICE**

**August 24, 2006**

### **City of Hermosa Beach Community Development Department**

## **NEW RULES FOR DEMOLITION & BUILDING PERMITS**

The City of Hermosa Beach Community Development Department requires strict compliance with the requirements for pedestrian protection during construction. It is the responsibility of the builder to ensure that required pedestrian canopies and fencing are installed prior to demolition and construction. The following new regulations apply to issuance of demolition and building permits:

1. Prior to issuance of a demolition or building permit, a pre-demolition site inspection shall be performed verifying sewer cap and temporary toilet location, and the capping of electrical, water and gas service to the property.
2. Prior to commencement of work, all new construction or demolition sites must install minimum 6 foot high protective chain link fencing or wood fencing consistent with Section 3303 of the California Building Code and Table 33-A regardless of distance to the property line. Protective wood canopies must be installed prior to commencement of work pursuant to the requirements of Section 3303 and Table 33A of the CBC.
3. A Pedestrian Protection Plan must be approved identifying all areas of required pedestrian protection for the property, prior to the issuance of demolition or building permits. The plan must indicate all areas of pedestrian protection or indicate why such protection is not required (i.e. exempt due to distance of construction to property line). The Pedestrian Protection Plan, must be prepared by a licensed contractor, engineer or owner-builder and indicate the proposed protection system to be installed and the method of installation. When conditions make installation of a pedestrian canopy impractical (i.e. a narrow street or alley) an alternative method may be shown on the plan such as pedestrian diversion through use of flagpersons and barriers.
4. Any work encroaching into the public right of way or involving pedestrian diversion shall require Public Works Department approval of permits and pedestrian protection.
5. In addition to the remedies provided in the Building Code, violations of Section 3303 shall result in revocation or suspension of a building permit pursuant to the procedures set forth in the Code.

# CITY OF HERMOSA BEACH

Pedestrian Protection Plan for Demolition/Construction of \_\_\_\_\_

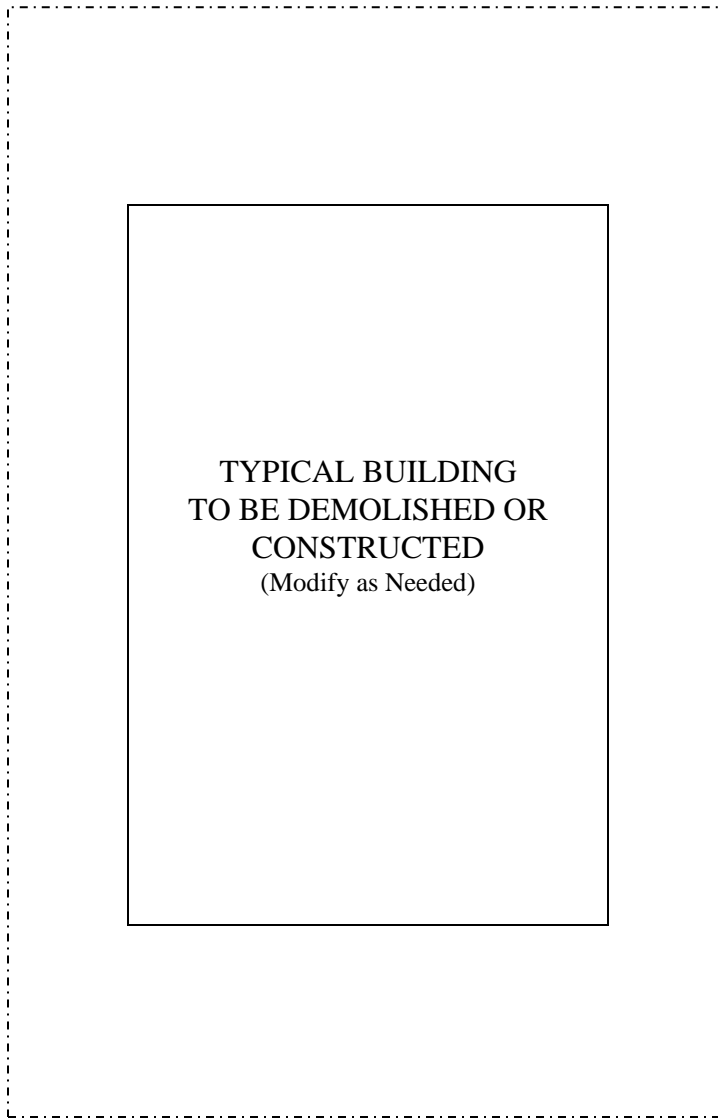
Address

Projected Start Date: \_\_\_\_\_ Expected/Projected Completion Date: \_\_\_\_\_

## SIDEWALK OR ADJACENT LOT

PLEASE COMPLETE WITH YOUR SITE CONDITIONS AND DIMENSIONS  
INDICATE STREETS, SIDEWALKS AND ADJACENT LOTS AS APPLICABLE.  
ALSO INCLUDE INTENDED LOCATION OF PORTABLE TOILET,  
TEMPORARY POWER POLE, FENCING, CANOPY AND/OR CONES AND FLAGMEN.

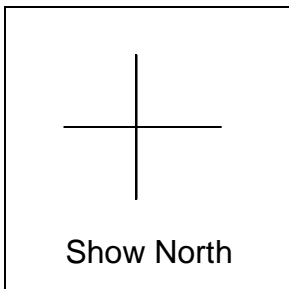
SIDEWALK OR ADJACENT LOT



TYPICAL BUILDING  
TO BE DEMOLISHED OR  
CONSTRUCTED  
(Modify as Needed)

SIDEWALK OR ADJACENT LOT

## SIDEWALK OR ADJACENT LOT



Show North

### Example

If you have a 30' high building and your project is 7.5' or less to the public way, then fence and canopy are required.

If you are more than 7.5' away from the public way, then a fence only is required.

**All construction sites require a minimum 6' high wood or chain link fence.**

# PEDESTRIAN PROTECTION PLAN SUBMITTAL

Example:

North Side: The north side of the lot faces 28<sup>th</sup> Street, but the house is 15' from the sidewalk, so only fencing will be installed.

East Side: The east side of the lot parallels Hermosa Ave., and will require a canopy-type pedestrian protection system and fencing.

West Side: The west side boarder is a 6' property line block wall, and will not require fencing or a canopy.

South Side: 28<sup>th</sup> Court, an ally, is on the south side. As there isn't enough room to install a canopy, we propose to have two flagmen on 28<sup>th</sup> Ct., and warning cones on Hermosa

North Side: \_\_\_\_\_.

\_\_\_\_\_.

\_\_\_\_\_.

East Side: \_\_\_\_\_.

\_\_\_\_\_.

\_\_\_\_\_.

West Side: \_\_\_\_\_.

\_\_\_\_\_.

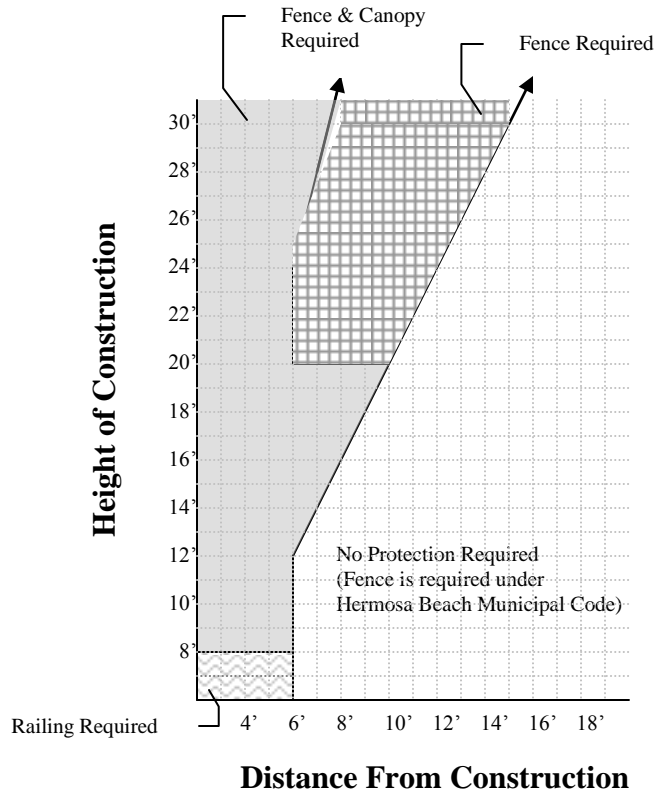
\_\_\_\_\_.

South Side: \_\_\_\_\_.

\_\_\_\_\_.

\_\_\_\_\_.

## Pedestrian Protection Requirement



| <b>LEGEND</b> |                           |
|---------------|---------------------------|
| □             | No Protection Required    |
| ⋈             | Railing Required          |
| ■             | Fence and Canopy Required |
| #             | Fence Required            |

**TABLE 33-A TYPE OF PROTECTION REQUIRED FOR PEDESTRIANS**

| HEIGHT OF CONSTRUCTION | DISTANCE FROM CONSTRUCTION<br>x 304.8 for mm                                  | PROTECTION REQUIRED |
|------------------------|---|---------------------|
| 8 feet or less         | Less than 6 feet  | Railing             |
|                        | 6 feet or more  | None (Fence in HB)  |
| More than 8 feet       | Less than 6 feet  | Fence & Canopy      |
|                        | 6 feet or more, but not more than one-fourth the height of construction       | Fence & Canopy      |
|                        | 6 feet or more, but between one-fourth to one-half the height of construction | Fence               |
|                        | 6 feet or more, but exceeding one half the construction height                | None (Fence in HB)  |