

Protection of Private Property During Construction

The City of Hermosa Beach Municipal Code Section 15.04.070 requires structures and properties adjacent to and within the area of said construction work to be protected when performing any type of construction work.

15.04.140 Pedestrian Protection During Construction

SECTION 3307 PROTECTION OF ADJOINING PROPERTY

3307.1 Any person, firm or corporation performing any type of construction work within the City shall protect the structures and properties adjacent to and within the area of said construction work.

3307.2 The Building Official shall have the authority to stop the construction work at any time that in his opinion said construction work is causing, or is about to cause, damage to the adjacent properties. Said work shall not recommence until the time that the necessary corrections have been made, so that no further damage will occur to the adjacent property, and written approval is obtained from the Building Official that said work can recommence.

3307.3 During construction work, if there is damage caused to adjacent properties, the Building Division shall withhold final inspection of said work until the damage to the adjoining property is repaired. If there is a dispute between the owner of the damaged property and the party alleged to have caused said damage, the issue of who caused the damage will remain a civil matter and final determination will have to be resolved by the courts. During the interim, while the matter is being resolved, the contractor or owner of the construction work may receive final inspection from the Building Division, providing a bond is posted with the City in an amount which the Building Official reasonably anticipates as necessary to pay for the cost of repair or damage.

3307.4 The bond shall be approved as to form by the City Attorney and held by the City until the dispute is resolved between the parties or by a court of competent jurisdiction. In the event that the aggrieved party does not submit proof to the City that an action has in fact been filed within six (6) months after the issuance of the Certificate of Occupancy, then the City shall, unless good cause is shown, release the bond.

3307.5 Prior to the commencement of any sandblasting activities, the owner or contractor shall provide written notice to the property owners and occupants located within one hundred (100) feet of the sandblasting site that sandblasting will occur. Said notice shall be provided to the affected property owners and occupants at least forty-eight (48) hours prior to any sandblasting taking place. The notice shall contain the following information:

1. Address where sandblasting will occur;
2. Date(s) and approximate times sandblasting will occur;
3. Name, address, telephone number and state license number of contractor;
4. Name, address and telephone number of the owner of the structure which is being sandblasted.

3307.6 Prior to approval of temporary shoring a geotechnical report shall be provided certifying that the temporary shoring has been installed according the shoring plan and specifying the time period for the integrity of the temporary shoring.