

# **CONSTRUCTION MANAGEMENT PLAN**

## **Town of Snowmass Village**

### **1. What is a Construction Management Plan?**

The Town of Snowmass Village requires careful management of excavation, demolition and building work within its municipal boundaries. To achieve this, the Town requires many builders and developers to prepare a Construction Management Plan (CMP) that takes into account all relevant aspects of demolition or building work.

The need for a Construction Management Plan depends on the nature of the work, likelihood of disruptions, impact on local amenities, dangers or risks involved, traffic management or any other relevant issue required to be addressed under the provisions of approval for the permit. A CMP must be submitted to fully address each new stage of construction.

The CMP must address in detail a range of health, safety, traffic management and amenity issues relating to the construction site and adjoining community. It must also consider broader obligations including recycling, waste management and environmental initiatives.

### **2. Purpose of a Construction Management Plan**

This Construction Management Plan guideline provides advice for builders and developers when completing the Town of Snowmass Villages' CMP form or when formulating their individual CMP for demolition or building work in and around the Town of Snowmass Village.

### **3. Elements of the Construction Management Plan**

The builder or developer must identify the needs and measures for each specific site to ensure the work is undertaken in an effective manner. The CMP elements are as follows:

**Element 1: Environmental**

**Element 2: Logistics**

**Element 3: Planning/Drawings**

**Element 4: Traffic**

**Element 5: Emergency Measures**

**4. Powers of the Town**

The Town has the power to ask for CMPs under the Municipal Code, Chapter 18.

For the duration of the construction phase an approved CMP is deemed to be an Environmental Management Plan pursuant to all local requirements.

The Town of Snowmass Village may require a Security Deposit to be provided in relation to a CMP. In the event of non-compliance with the approved CMP, the Town reserves the right to draw from the deposit to achieve adequate rectification.

**5. Why are Construction Management Plans necessary?**

CMPs are necessary to ensure construction, demolition and excavation sites (often referred to as “building sites”) do not adversely affect health, safety, amenity, traffic or the environment in the surrounding area.

Approved CMPs are a contract between the developer and the Town addressing the temporary site management issues that are relevant during building activity. The requirement to prepare a CMP may be specifically stated in the planning approval for a site, or otherwise required by the Town depending on the presence of:

- Basement excavation
- External works with a value greater than \$250,000
- Demolition within five feet of a street alignment
- Demolition of two or more storey’s
- Where traffic management measures are required for a period of ten days or more
- Any other case where the Town considers that a CMP should be provided due to the nature of the work or locality, or disruption to amenity

The Town is obliged to manage these temporary site issues for the benefit of the wider community and chooses to do this through a CMP rather than the planning permit process. The CMP allows for detailed construction information to be provided after the planning permit is issued, which is more compatible with detailed site project planning.

## 6. When does a CMP need to be completed?

The following steps explain when a CMP needs to be completed during the planning and construction of any proposed works.

**Step 1:** In most cases, a planning permit is the first thing that is required from the Town for proposed works. At this stage approval may also be required by the Planning & Zoning Commission.

**Step 2:** Before construction can start, a building permit must also be obtained for proposed works.

**Step 3:** If required as a condition of the planning permit, a CMP must be prepared prior to commencement of any work, including preliminary site work.

**Step 4:** Requirements for OSHA need to be met prior to finalization of the CMP.

**Step 5:** Permits also need to be sought from the Town for specific activities, such as but not limited to:

- Permit to erect pedestrian walkways or overhead protection.
- Permit for vehicle crossing of a public way (permanent or temporary).
- Permit to occupy space on road, trail or sidewalk.
- Permit to erect a material storage area.
- Permit for road openings or closures.
- Permit for a construction zone.
- Permit to use a mobile crane, travel tower or lift on or above a road.
- Permit for large trash roll-off containers and builder's office trailers.
- Permit for works on Town and public properties.
- Permit to work outside prescribed hours or days.
- Permit for excavation and/or protection works.
- Approval of Storm Water discharge and drainage.

## **Element 1 – Environmental**

### **18-244.1 Wetlands.**

18-244.1.1 All work involved in a wetlands area as designated shall require the proper State and Federal permits.

18-244.1.2 The guidelines of the permit required in Section 18-244.1.1 shall be submitted to the Building Official for reference and enforcement.

### **18-244.2 Activity in 30% or greater slope.**

18-244.2.1 A topographic plan with details and dimensions shall be submitted to the Town for review and approval. The drawings should include but are not limited to, stabilization, erosion control, delineation fencing, tree removal, adjacent property protection, staging, material removal and excavation methods.

18-244.2.2 The drawings required in Section 18-244.2.1 shall be stamped with a seal of a Colorado licensed engineer engaged in the type of work to be performed.

### **18-244.3 Hazardous on site conditions.**

18-244.3.1 All on site hazardous materials including combustible liquids, combustible fibers, explosives, flammable gases, flammable liquids, organic peroxides, oxidizers, etc., shall be listed as to quantity and location in the appropriate MSDS (material safety data sheets).

18-244.3.2 All on site hazardous materials and conditions shall also require the approval of the Snowmass/Wildcat Fire Protection District. A permit shall be required through this agency.

18-244.3.3 All flammable and combustible liquids used or stored on site shall comply with Section 1405 of the International Fire Code.

18-244.3.4 Operations involving the use of cutting and welding shall be done in accordance with Chapter 26 of the International Fire Code.

#### **18-244.4 Cleaning of construction vehicles.**

18-244.4.1 Vehicles and equipment leaving the site shall be properly cleaned to prevent mud, gravel and debris from being tracked on to Public streets, sidewalks, trails and parking areas. Contractor / Owner is responsible for any damage to roadways and must keep all roadways free and clear of debris and dirt.

18-244.4.2 A detailed plan shall be provided to the Town for approval describing the method or methods to be used to satisfy this Section. Should these methods prove to be inadequate, the Town shall have the authority to recommend alternate methods, cease work until the problem is rectified and perform the work at the permit holder's expense.

#### **18-244.5 Storm water and sediment control.**

18-244.5.1 A preliminary site plan shall be submitted to the Town Engineer for review and approval. Based on the findings of the review a State of Colorado Storm Water Discharge permit may be required with all the appropriate submittals.

18-244.5.2 The storm water and sediment control plan shall be prepared and stamped with the seal of a State of Colorado licensed engineer engaged in the type of work to be performed.

#### **18-244.6 Silt fencing.**

18-244.6.1 Proposed silt fencing and erosion control shall be plainly detailed on one or more site plans. These details shall include location, installation methods, type of materials used and maintenance methods over the course of the project. This Section requires prior approval from the Town engineer.

#### **18-244.7 Noise.**

18-244.7.1 All proposed work that involves excessive noise or vibration shall be clearly detailed to the Town including

decibel levels, hours of operation and methods of mitigation.

**18-244.8 Blasting.**

18-244.8.1 Blasting shall not be allowed within the Town without first obtaining the proper State and Federal permits.

18-244.8.2 A written approval for any blasting or explosive works shall be required with signatures as follows: Town Manager, Chief Building Official, Fire Chief and Public Works director.

18-244.8.3 Blasting or work related to avalanche control on Snowmass Ski Area, conducted by the Aspen Skiing Company, is exempt from this section.

18-244.8.4 All blasting operations shall be conducted in accordance with Chapter 33 of the International Fire Code.

**18-244.9 Pile driving.**

18-244.9.1 Drilled piers and driven piles are required to be engineered by a registered State of Colorado PE or architect. Location, diameter, amount and depth of all piers or piles shall be clearly detailed on the site plan. A noise abatement plan may be required for driven piles.

**18-244.10 Wildlife.**

18-244.10.1 All garbage related debris-containing foodstuffs shall be contained in animal resistant containers or enclosures. Feeding or luring of wildlife shall be prohibited on all construction sites.

18-244.10.2 Personal pets uncontained or unrestrained shall not be allowed on construction sites.

**18-244.11 Tree / vegetation removal.**

18-244.11.1 All grubbing and tree removal proposals shall be clearly shown on the site plan. Methods to eliminate erosion shall also be incorporated in the overall landscaping plan.

18-244.11.2 A permit through the Town's Parks Department may be required for tree removal and mitigation.

### **18-244.12 Air & Dust management.**

18-244.12.1 If, in the opinion of the Town's Environmental Consultant, the site warrants a study for air management and dust control, such study shall be conducted and implemented to the satisfaction of said individual.

18-244.12.2 Provide details of any equipment and activities that may cause excessive dust or otherwise affect air quality. Dust suppression techniques / equipment may be required depending upon the following:

- Weather and wind conditions.
- Exposure / proximity to the public and surrounding buildings.
- Proximity to air intake vents on adjacent building. Intake from these vents must be prevented through the installation of adequate filters or other approved measures.

18-244.12.3 Minimize dumping of loose materials on a site. If dumping of loose material is unavoidable, detail methods for preventing dust and other airborne matter from impacting on the surrounding area. Ensure these measures are adequate when the site is unattended.

18-244.12.4 Minimize airborne dust arising from trucks and other vehicles entering and leaving the site by providing details on the method and frequency of watering, with consideration to water conservation.

### **18-244.13 Site water & Sanitation**

18.244.13.1 Fresh potable water shall be provided on site for all workers.

18-244.13.2 Portable toilet facilities shall be provide on site for all workers. One portable toilet will be required for each (10) workers on site at any time.

## **Element 2 – Logistics**

### **18-245.1 Construction waste recycling.**

18-245.1.1 Applicants must develop a resource recovery and waste management plan, detailing the following:

- Efforts to minimize waste on site by avoiding over-estimation of purchasing requirements, minimizing packaging materials and buying environmentally approved and recycled content products.
- Procedures for the collection and sorting of recyclable construction materials.
- The type and quantity of materials that are to be reused or recycled.
- Provision of containers for recyclable materials including cardboard, glass, metal, plastic and green waste.
- The reuse of timber, glass and other materials.
- The recycling of asphalt, metal, bricks, tiles, masonry, concrete, plasterboard, plastic, batteries, cardboard, carpet and other materials.
- Provisions for collection of daily rubbish from workers.
- Procedures for removal of waste (materials that cannot be reused or recycled) from the site.
- Procedures for removal of hazardous or dangerous materials from the site.

18-245.1.2 Removal of hazardous or dangerous materials from the site must be in accordance with State and Federal law. Coordination may be required through Pitkin County Health Dept.

18-245.1.3 Waste collection shall only occur during permitted hours.

18-245.1.4 For outside bins, self-closing lids must be installed to ensure that waste does not become airborne.

18-245.1.5 Litter and debris “trapped” against site fencing must be regularly cleaned.

18-245.1.6 Open burning on site is prohibited.

**18-245.2 Material storage, type and location.**

18-245.2.1 Provisions shall be made for orderly site material storage. High piled storage shall be prohibited and all materials shall be covered where practical

**18-245.3 High impact events.**

18-245.3.1 Large concrete pours, major large item deliveries, overhead craning and rigging, road closures and other significant “high impact” events shall be clearly stated in order of succession in the CMP. Notification to the Town just prior to the event will be required.

**18-245.4 Days and hours of activity.**

18-245.4.1 The hours of construction activity within the Town limits are regulated. Work is permitted from 7:00 a.m. to 6:00 p.m. Monday through Saturday. Construction work and related activities are not allowed on Sundays or National Holidays. Interior layout work and similar activities that do not generate noise or adversely impact adjoining properties is permitted at any time.

18-245.4.2 In some rare instances, work may be necessary outside the normal limits. In these cases a written, detailed notice shall be delivered to the Town for review and approval at least (7) working days prior to request.

**18-245.5 On site fuel storage.**

18-245.5.1 Bulk on site fuel storage shall be shown on the site plan including the type of fuel, container sizes, location of containers and spill containment procedures

18-245.5.2 All on site fuel storage shall require approval and a special use permit from the Fire District.

**18-245.6 Portable generator usage.**

18-245.6.1 Utilization of portable generators shall be clearly defined in the CMP including size, fuel type, location and times of operation. Noise mitigation may be required, see Section 18-244.7.1

**18-245.7 Deep excavations / trenches.**

18-245.7.1 Excavations shall be performed as detailed by the “engineer of record” for the project. Shoring, slope stability and retaining methods shall be employed as required for safety of property and personnel. In the absence of a design professional, OSHA regulations for this activity shall govern.

18-245.7.2 Trenches excavated (4) or more feet below grade shall require approved safety method techniques and shall be reviewed and approved by the Fire Marshal. Open, unprotected trenches in Public roadways or right-of-ways overnight are prohibited. Cuts in roadways and right-of-ways require barricades, flashing lights and possibly traffic control.

**18-245.8 Personnel protection.**

18-245.8.1 Based upon the scope of work being performed a list of personnel required safety conditions shall be submitted to the Town for prior approval. In addition to safety shoes, hard hats, safety rigging, overhead protection and similar safety devices, additional safety components such as eyewash and first aid stations may be required.

**18-245.9 Elevated working conditions.**

18-245.9.1 When working in elevated areas above (7) feet, proper procedures shall be implemented to ensure worker protection such as safety cables, tie-offs,

guardrails, etc. Site policies regarding this Section shall be submitted in writing to the Town.

**18-245.10 Temporary heating.**

18-245.10.1 During cold weather when temporary heating systems are utilized for the building components and worker comfort a Special Use permit will be required through the Fire Department. The application and permit shall be approved and a field inspection performed prior to energizing any temporary heating components.

18-245.10.2 All temporary heating provisions shall comply with Section 1403 of the International Fire Code.

**18-245.11 Off-site debris and excavated material disposal.**

18-245.11.1 All materials removed from the site and transported to another location shall be designated by type and final destination. All materials removed from the site shall be properly secured and covered prior to leaving site location.

**18-245.12 Asphalt installation and repair.**

18-245.12.1 A permit must be obtained from Public Works for any work on Town roads and any cutting of pavement.

**18-245.13 Overhead cranes and rigging.**

18-245.13.1 (Reserved)

**18-245.14 Time and routes of deliveries.**

18-245.14.1 Deliveries to and from the site shall be designated by route and time of day. In no way shall deliveries impede the normal and special functions of the Community. Special times and arrangements may be necessary to satisfy this requirement. Permit holder should contact the Building Department with any concerns regarding deliveries.

**18-245.15 Sidewalk / trail closures.**

18-245.15.1 Sidewalk and trail closures may be allowed on a limited basis. Provide a detailed plan and schedule to the Town for prior approval at least (10) working days prior to proposed closure.

**18-245.16 Notices to adjoining property owners.**

18-245.16.1 All activities that may adversely affect the site's adjoining property in negative ways shall be submitted to the Town in written form with signatures of adjoining property owners acknowledging said work. Work shall not commence without this document.

**18-245.17 Permits / inspections.**

18-245.17.1 In addition to the CMP submitted to the Town, additional permits such as excavation, building, electrical, mechanical, plumbing, fire, public works and planning permits may be required.

18-245.17.2 Inspections on site will be performed at any time the Building Official deems it necessary. Requests for inspection of the site components will be performed, upon request of the permit holder. Requests received prior to 7:00 a.m. will be performed that day or when scheduled by the permit holder. Timed inspections are not allowed unless coordinated with the specific inspector.

**18-245.18 Special Town events.**

18-245.18.1 Special community events shall take precedence over construction activities. Coordination of activities shall be required such that the special event is not impeded or disrupted and all work shall stop if necessary to ensure compliance with this section.

**18-245.19 Signage.**

18-245.19.1 All informational signage displayed on a construction site shall first be approved by the Building Official before installation.

18-245.19.2 Signage on construction sites shall be limited to (32) square feet in size and limited to (1) per site. These signs shall be limited for directional or informational purposes only. All signage of Public roadways must meet Federal MUTCD.

18-245.19.3 Lighting intended for illumination of signs related to this section shall conform to the Town's lighting ordinance.

18-245.19.4 Signage specifying any security measures and key contact details shall be erected on the perimeter of the building site. A 24-hour contact name and telephone number must be provided. This sign is in addition to the sign requirement of Section 18-245.19.2.

#### **18-245.20 Public information.**

18-245.20.1 All construction site community related impacts shall require notification at least (7) working days in advance of the proposed work. All such notifications shall be submitted to the Town for approval prior to release to the public.

#### **18-245.21 Site security.**

18-245.21.1 Security measures must be in place at all times when the site is not in operation. This may include perimeter barriers, locks, surveillance systems, security lighting and motion detectors.

18-245.21.2 Where a building site cannot be fully secured, consideration must be given to the use of a security service to prevent unauthorized access.

18-245.21.3 Security measures must be provided to prevent construction work or protective measures from facilitating unauthorized access to an adjoining building and to safeguard site materials and equipment.

#### **18-245.22 Unsightly premises.**

18-245.22.1 Raw materials stored on the site must be adequately secured to prevent unnecessary and unsightly dispersal of the materials around the site and public areas.

18-245.22.2 Vehicles leaving the site must be adequately cleaned to ensure soil, mud and other site debris is prevented from spilling on adjoining roads, sidewalks or public ways. These amenities shall be cleaned on a regular basis, with consideration to water conservation, to the satisfaction of the Building Official.

### **Element 3 – Planning / Drawings**

#### **18-246.1 Survey / Site plan.**

18-246.1.1 A professionally prepared survey shall be required to be submitted to the Town prior to any excavation or demolition work. This survey shall include property lines, easements, encroachments, wetlands, utilities, improvements and other items that may be deemed necessary by the Town.

#### **18-246.2 Limits of Disturbance.**

18-246.2.1 The site plan shall clearly delineate the areas of disturbance within the site. Fencing may be required to distinguish these areas.

#### **18-246.3 Waste Receptacles.**

18-246.3.1 See Section 18-245.1

#### **18-246.4 Storage / Staging.**

18-246.4.1 Storage and staging should be limited to one confined area where practical. Materials should be stored in an organized manner and shall not encroach onto adjoining properties. A buffer shall be utilized between stored materials and adjacent properties.

#### **18-246.5 Snow removal & storage.**

18-246.5.1 Areas shall be shown on the site plan for snow storage. Snow storage is not allowed on Public roadways or right-of-ways.

18-246.5.2 If the site is confined and snow storage is not an option, a detailed snow removal plan shall be submitted to the Town indicating methods of removal and final destination.

### **18-246.6 Site Retaining walls.**

18-246.6.1 All freestanding and attached site earth retaining structures shall be clearly shown on site plan with specific dimensions. Walls or structures over (4) feet in total height shall be designed by a professional engineer or architect and will require a separate building permit application and approval.

### **18-246.7 Exterior Lighting.**

18-246.7.1 Exterior lighting shall conform with Ordinance 18-2003.

### **18-246.8 Drainage.**

18-246.8.1 A stormwater plan must be developed detailing the following: (also see Section 18-244.5)

- Site water retention will not cause structural damage to excavations or retaining walls.
- Drainage of the site to the legal point of discharge throughout construction.
- Prevention of stormwater entering adjoining properties or into the public sewer system.
- Capture and filtering of stormwater in sediment control points before entering the legal point of discharge.

18-246.8.2 Specify the location of site entries and traffic paths to, from and around the site. Ensure the site entry and traffic routes are stabilized with crushed rock, bitumen or similar material. Install rumble grids or similar features to collect mud from the wheels of vehicles leaving the site. Rumble grids must be cleaned daily with consideration given to water conservation, including recycling. Water run-off from cleaning the grid must be filtered prior to entering the legal point of discharge.

18-246.8.3 Provide grated drains at stormwater exit points from the site to prevent uncontrolled run-off

18-246.8.4 Natural rainwater run-off must be controlled to prevent sediment draining into the stormwater system. Upslope water must be diverted to prevent it from traveling through the site. Downspouts must be connected as soon as the roof is installed on the site. Identify natural falls on the site and provide sediment filters such as straw bale filters, gravel surface barriers, sandbags, pit baskets or geo-textile mesh screens at run-off points. Straw bales and geo-textile mesh screens must be replaced on a regular basis so they remain effective.

18-246.8.5 Sediment traps or filters must be placed around any drain affected by construction works to prevent sediment from entering the stormwater system. Sediment controls are often moved during construction works and should be checked daily to ensure they are put back in place properly.

18-246.8.6 Specify the proposed storage locations for loose materials such as soil, sand and gravel and provide details of precautions to prevent displacement. Sediment barriers may be required for fine materials.

18-246.8.7 Depending on the size and frequency of vehicle movements, the surface materials and site location, designated vehicle / equipment wash down areas may be required. Wash down areas must be located near the site entrance and be designed to capture and treat water prior to discharge into the stormwater system. Wash down areas exceeding 2000 gallons per day must use recycled water.

18-246.8.8 Pump out any water collected at the bottom of excavation sites. If the water contains only sediments, it can be filtered and pumped to stormwater. It must have less than 150mg/gallon of total suspended solids. Polluted water must not enter the stormwater system and may be pumped to the sewer system with the appropriate approvals from the water authority. In some circumstances, a liquid waste company may be required to collect the contaminated water for disposal at a licensed treatment facility.

18-246.8.9 Waste materials, including liquid wastes such as paint, concrete slurries and chemicals, must not be

discharged into a stormwater drain. Specify facilities to enable paintbrushes, rollers and spray equipment to be cleaned without any discharge of by-product into the stormwater system.

18-246.8.10 Wherever possible, natural vegetation must be retained to absorb water flows and to minimize dust. Revegetation should occur as soon as possible after the completion of the work.

### **18-246.9 Landscape interruption.**

18-246.9.1 A landscape interruption plan shall be submitted for each phase of construction as necessary.

## **Element 4 – Traffic**

### **18-247.1 Worker parking**

18-247.1.1 Parking and traffic controls around building sites must be complied with. Adequate provisions need to be made for contractor / worker vehicles in a manner that minimizes disruption to the community. Enforcement patrols will be increased if there is a noticeable increase in non-compliance and violations.

18-247.1.2 A Traffic Management Plan (TMP) is required and should cover all vehicle, pedestrian and cyclist access around the site and all other roads where the impact of the construction will be felt. The TMP must acknowledge that designated arterial roads are managed by the Public Works Department and all work on these roads, sidewalks and trails require prior approval in accordance with the Town's municipal code and policies.

18-247.1.3 In preparing a TMP the following details must be specified:

- Location and extent of the proposed works.
- Staging and timing of the proposed works.
- Requirements of any Site Security and Safety Plan.
- Emergency arrangements
- Public transport.
- Traffic flows and movements.
- Road safety issues.
- Speed zones.
- Pedestrian access and crossings.
- Site and adjoining access
- Necessary special traffic control devices.
- Methods of advising the general public of the impending changes (e.g. fixed signage, radio, newspaper, leaflet or community liaison)
- Provisions for special events such as increased traffic during holiday periods and special events.

18-247.1.4 TMPs may be amended if there is a demonstrable need arising from:

- A change in traffic conditions.
- A change in land use in the vicinity.
- Amendments to the building design.
- Change in construction methodology
- Change in builder / developer of the site.

### **18-247.2 Special access**

18-247.2.1 (Reserved)

### **18-247.3 Road & street closures**

18-247.3.1 Road, street, sidewalk and trail closures shall first obtain a written approval from the Town. Notice must be given to the Town at least (10) working days prior to the proposed closure. Notification shall be given to the general public in a manner acceptable to the Town.

### **18-247.4 Traffic control**

18-247.4.1 Depending upon the size and scope of work related to the project a TMP may be required and must conform to Federal MUTCD. A maximum of (5) minute delay allowed for traffic control. See Section 18-247.1.3.

### **18-247.5 Work in Right of Way**

18-247.5.1 Any work within (10) feet of a Town road or right of way requires prior approval and a ROW permit issued through the Public Works Department. All work shall conform to this department's rules and regulations.

### **18-247.6 Loss of existing parking**

18-247.6.1 (Reserved)

### **18-247.7 Special events**

18-247.7.1 Increased traffic flows due to special events must be considered. All special events take precedence over construction activity and the construction activity may have to be altered, interrupted or completely stopped in order to comply with this section. Special planning will be required to accommodate such events. Also see Section 18-245.18.

### **18-247.8 Informational signage**

18-247.9 Informational signs may be required as conditions change, pace of work increases, scope of work increases or activities warrant information as necessary to avoid disruption of the community. Also see Section 18-245.19

## **Element 5 – Emergency Provisions**

### **18-248.1 Portable fire fighting components**

18-248.1.1 Structures under construction, alteration or demolition shall be provided with not less than one approved portable fire extinguisher in accordance with Section 906 of the International Fire Code and sized for not less than ordinary hazard as follows:

- At each stairway on all floor levels where combustible materials have accumulated.
- In every storage and construction shed.

- Additional portable fire extinguishers shall be provided where special hazards exist including, but not limited to, the storage and use of flammable and combustible liquids.

18-248.1.2 An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site.

### **18-248.2 Building standpipes**

18-248.2.1 Buildings four or more stories in height shall be provided with not less than one stand pipe for use during construction. Such standpipes shall be installed when the progress of the construction is not more than 40 feet in height above the lowest level of fire department access. Such standpipe shall be provided with fire department hose connections at accessible locations adjacent to usable stairs. Such standpipes shall be extended as construction progresses to within one floor of the highest point of construction having secured decking or flooring.

### **18-248.3 Emergency access and evacuation**

18-248.3.1 Approved vehicle access for fire fighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within (100) feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.

18-248.3.2 Key boxes shall be provided as required by Chapter 5 of the International Fire Code.

18-248.3.3 Where a building has been constructed to a height greater than 50 feet or four stories, or where an existing building exceeding 50 feet in height is altered, at least one temporary lighted stairway shall be provided unless one or more of the permanent stairways are erected as the construction progresses.

18-248.3.4 Required means of egress shall be maintained during construction and demolition, remodeling or

alterations and additions to any building. Approved temporary means of egress systems may be utilized.

#### **18-248.4 Safeguarding**

18-248.4.1 Readily accessible emergency telephone facilities shall be provided in an approved location at the construction site. The street address of the construction site and the emergency telephone number of the fire department shall be posted adjacent to the telephone.

18-248.4.2 Roofing operations utilizing heat-producing systems or other ignition sources shall be performed by a contractor licensed and bonded for the type of roofing process to be performed.

18-248.4.3 Asphalt and tar kettles shall be operated in accordance with Section 303 of the International Fire Code.

18-248.4.4 Internal combustion powered construction equipment shall be used in accordance with all of the following conditions:

- Equipment shall be located so that exhausts do not discharge against combustible material.
- Exhausts shall be piped to the outside of the building.
- Equipment shall not be refueled while in operation.

18-248.4.5 Adequate construction site type first-aid kits shall be available on site as required. These kits shall be replenished as necessary and inspected at least monthly.

18-248.4.6 In buildings where an automatic fire sprinkler system is required it shall be unlawful to occupy any portion of a building or structure until the automatic sprinkler system installation has been tested and approved.

18-248.4.7 Operation of sprinkler control valves shall be allowed only by properly authorized personnel and shall be accomplished by notification of duly designated parties. When the sprinkler protection is being regularly turned of and on to facilitate connection of newly completed segments, the sprinkler control valves shall

be checked at the end of each work period to ascertain that protection is in service.

## **Summary**

### **Submittals Required**

1. Site Survey including the following:
  1. Property lines
  2. Building envelope
  3. Easements
  4. Encroachments
  5. Utilities
  6. Location of waste disposal bins
  7. Worker parking
  8. Delivery locations
  9. Material storage
  10. Vehicle wash down areas
  11. Erosion control
  12. Site fencing
  13. Portable toilets
  14. Snow storage
  15. Site retaining walls
2. Traffic Management Plan
3. Waste Management Plan
4. Material Safety Data Sheets
5. Topographical Plan for 30% slope or greater
6. Storm water and sediment control plan
7. Air & dust management plan

### **Quality Assurance**

A preconstruction meeting shall be required prior to commencement of work. Required attendees for this meeting shall include, but not be limited to:

1. Owner
2. Architect
3. Superintendent
4. Major sub-contractors
5. Building Official

Contractors and developers must be acutely aware of the concerns of the Town of Snowmass Village. Violations of any of the provisions contained in the CMP may be grounds for immediate stoppage of work.