



ARSENAL 201 Phase I

CONSTRUCTION MANAGEMENT PLAN

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Project Manager**

NOISE

- **Noise associated with machinery**
 - Construction hours per 917.06 per Pittsburgh Zoning Residential Compatibility Standards are from 7am to 8pm. Per 917.06 there are no restrictions for weekend work listed
 - Impact construction shall be limited to the hours of 8am- 6pm M-F
- **Noise associated with voices, workers and radios etc**
 - Loud radios are not permitted on site and will be removed from the job immediately if violated
 - Workers are to respect the nearby neighbors and limit loud voices when conveying information to each other. The use of profanity is not permitted on jobsite ground

CONSTRUCTION TIMES

- Per 917.06- Construction Operations- construction operations for projects that have valid permits are permitted during the hours of 7am-8pm and not limited to weekend work, however we have told our contractors that weekend work outside should start at 8am and end no later than 5pm

AIRBORNE DUST

- Airborne dust will be prevented using broom attached equipment to clean construction pathways and water will be used on days of dry weather to prevent the dust from becoming airborne prior to broom cleaning the streets.
- All public streets will be cleaned in the same manner to prevent airborne dust

STORMWATER AND SEDIMENT CONTROL

- Any sediment that is tracked into public roads or access ways will be cleaned immediately
- All (RCE)s will be maintained and fresh stone will be applied often in an effort to prevent sediment from entering public roads

- All filter socks and silt bags shall be maintained and be in with strict accordance of the current NPDES permit.

PROTECTION OF COUNCIL ASSETS (streets, footpath, laneways)

- All HOP permits will follow the detailed plans laid out per all Penn Dott details and procedures in the Civil Drawing documents
- All non-State roadwork will have the proper permitting per Department of Public Works for lane or sidewalk closures. A flagman will be provided by the Site Contractor for all and any road work not associated with State owned roadways
- No obstructions, materials, or machines shall be permitted on any public walkways unless a sidewalk obstruction permit is obtained from the Department of Public Works
- Site fencing has been established to protect the site and also the public from entering an active construction site with appropriate signage

ONSTIE BUILDING WASTE (rubbish, debris and unsightly sites)

- Franjo Construction has a zero -tolerance policy for littering on or near any of their construction sites and will be strictly enforced
- All dumpsters shall be compacted at the end of each day to prevent debris from scattering caused by wind. Full dumpsters shall be rotated on a regular bas

TRADESPERSON VEHICLE PARKING

- All tradespersons working on the Arsenal Site have been notified not to parking along 39th street during the entire duration of the project. This is strictly enforced and vehicle will be towed at their expense
- Designated tradesperson vehicle parking is located on the site

TREES

- All retention and protection of vegetation shall be strictly enforced
- Trees that are subject for removal have been discussed with the local arborist

SITE SAFETY

- Franjo Construction employs a full-time safety director.

- Safety orientations are to be implemented for all new tradesman entering the site for work
- Safety inspections done daily and reported weekly by end of day Friday

TRAFFIC MANAGEMENT

- Dual Gates designated as Gate A and Gate B have been provided for site entrance deliveries and for workers dropping off tools and equipment.
- All workers are to respect and obey all traffic laws and keep all public walkways clear for pedestrian traffic
- There is one access in and out of the designated parking area for all tradesman working on site to limit multiple entry and exit points that could disrupt traffic

Attached Appendix

- Zoning documentation from City Of Pittsburgh
“The Pittsburgh Code, Title Nine, Zoning Code, Article IV, Chapter 916, Residential Compatibility Standards, Section 916.05, Operation Hours”

Ordinance amending the Pittsburgh Code, Title Nine, Zoning Code, Article IV, Chapter 916, Residential Compatibility Standards, Section 916.05, Operating Hours, 916.06, Noise, Chapter 917, Operational Performance Standards, and Article IX, Chapter 926, Definitions, to provide current and more enforceable construction and noise standards for the City of Pittsburgh.

Be it resolved by the Council of the City of Pittsburgh as follows:

Section 1. The Pittsburgh Code, Title Nine, Zoning Code, Article IV, Chapter 916, Residential Compatibility Standards, Section 916.05, Operating Hours, is hereby amended as follows:

916.05. - Operating Hours.

The following operating hour restrictions shall apply to all development that is subject to Residential Compatibility Standards:

916.05.A Collection of Garbage and Recyclables

No use subject to Residential Compatibility Standards shall be served by garbage or recyclables collection services between the hours of 10:00 p.m. and 6:00 a.m.

916.05.B Loading Operations

No use subject to Residential Compatibility Standards shall conduct loading or unloading operations between the hours of 10:00 p.m. and 6:00 a.m.

916.05.C ~~Construction Operations~~ [Reserved]

~~No use subject to the Residential Compatibility Standards shall conduct construction activities including, but not limited to, demolition, excavation and erection, unless within a fully enclosed structure, between the hours of 10:00 p.m. and 6:00 a.m.~~

Section 2. The Pittsburgh Code, Title Nine, Zoning Code, Article IV, Chapter 916, Residential Compatibility Standards, Section 916.06, Noise, is hereby amended as follows:

916.06. - Noise.

No use that is subject to Residential Compatibility Standards shall generate noise in excess of ~~forty-five (45)~~ fifty-five (55) dB(A), or three (3) dB(A) above Background Sound Level, whichever is greater, between the hours of 10:00 p.m. and 6:00 a.m. or in excess of ~~fifty-five (55)~~ sixty-five (65) dB(A), or three (3) dB(A) above Background Sound Level, whichever is greater, at all other times, as measured at the lot line of any lot zoned R1D, R1A, R2, R3, RM, or H.

Section 3. The Pittsburgh Code, Title Nine, Zoning Code, Article IV, Chapter 917, Operational Performance Standards, is hereby amended as follows:

CHAPTER 917: - OPERATIONAL PERFORMANCE STANDARDS

917.01. - General.

917.01.A Purpose

The operational performance standards included in this Chapter are intended to protect the health, safety, and welfare of the citizens of Pittsburgh by regulating potential nuisance features associated with certain land uses.

917.01.B Applicability

The standards of this Chapter are standards of performance that apply to uses after they have been established. They are intended to provide quantifiable rules of operation that can be used to ensure that uses do not become nuisances. They are not intended to be conditions for development approval. Buildings, structures or tracts of land that are established, developed or constructed shall comply with all applicable performance standards of this Chapter, except that the following activities shall ~~be exempt~~ only be subject to Section 917.04, Air Quality/Emissions, and Section 917.06, Construction Operations:

1. Temporary construction, excavation, and grading; and
2. Demolition activities that are necessary and incidental to the development of facilities on the same lot, on another of several lots being developed at the same time, or on the public right-of-way or easement.

917.01.C Conflict with Other Zoning Provisions

In the case of any conflict between the performance standards of this Chapter and the other regulations of this Code, the more restrictive shall control.

917.01.D Conflict with Local, State or Federal Regulations

In case of conflict between the performance standards set forth in this Chapter and any rules or regulations adopted by any other governmental agencies, the more restrictive shall apply.

917.02. - Noise.

These standards apply to noise from any machinery or equipment that is part of or operated within any development, including continuous and intermittent noise, noise emitted by speaker boxes, pick-up and delivery trucks, and any other commercial or industrial activities that are under the control of the occupant of a building site.

917.02.A Method of Measurement

Noise shall be measured with a sound level meter that meets the standards of the American National Standards Institute (ANSI Section 51.4-1979, Type 1 or Type 2.) Noise levels shall be measured using an A-weighted sound pressure level scale. Impact noises, produced when two (2) or more objects strike each other, shall be measured using the fast response of the sound level meter, and other noises using the slow response. Impact noises shall be considered to be those noises whose peak values are more than three (3) decibels higher than the values indicated on the sound level meter.

917.02.B Maximum Permitted Sound Levels

The maximum permitted sound pressure levels in decibels across lot lines and district boundaries shall be in accordance with following table. This table shall be used to determine the maximum noise level, measured in A-weighted decibels, that shall be permitted at the property line of the closest use in each of the following categories. Background Sound Level shall mean the measured sound level in the area, exclusive of extraneous sounds and the sound contribution of the specific source in question.

Receiving Land Use (not the Zoning District)	Sound Level Limit (dBA)	
	7:00 a.m.—10:00 p.m.	10:00 p.m.—7:00 a.m.
Residential	65	55
Public or Institutional	65	55
Commercial	65	60

Industrial & Manufacturing	<u>75 or 5 above background</u> <u>sound level, whichever is greater.</u>	<u>75 or 5 above background</u> <u>sound level, whichever is greater.</u>
All Other Uses	<u>65 or 5 above background</u> <u>sound level, whichever is greater.</u>	<u>60 or 5 above background</u> <u>sound level, whichever is greater.</u>

917.03. - Vibration.

No use shall be operated in manner that causes earthborne vibrations in excess of the displacement values set forth below on or beyond the property line of the closest use in each of the following categories.

Receiving Land Use	Peak Particle Velocity (inches per second)	
	7:00 a.m.—10:00 p.m.	10:00 p.m.—7:00 a.m.
Residential	0.03	0.01
Public or Institutional	0.06	0.06

917.04. - Air Quality/Emissions.

Any land use or activity that is a source of the emission of smoke, particulate matter or other air pollutants shall comply with all applicable state and federal standards and regulations governing air quality and emissions. Any such land use or other activity shall obtain and maintain all necessary licenses and permits from the appropriate county, state, and federal Agencies.

917.05. - Hazardous Materials.

Any land use or activity that involves the use of toxic, hazardous, or radioactive materials shall comply with all applicable state and federal regulations governing the use, storage, transportation, emission, and disposal of such materials. Any such land use or other activity shall also obtain and maintain all necessary licenses from the appropriate state and federal Agencies, such as the United States Environmental Protection Agency.

917.06. – Construction Operations

Construction operations for projects that have current and valid permits are permitted during the hours of 7:00 AM and 8:00 PM, and subject to the following standards:

- A. Impact construction or demolition operations such as pile drivers, jackhammers, concrete saws, etc., shall be limited to between the hours of 8:00 AM and 6:00 PM, Monday through Friday.
- B. Exceptions to the construction operations standards of this section may be granted as part of a Construction Management Plan, which is subject to review and approval by the Zoning Administrator and the Director of Permits, Licenses and Inspections, who may require conditions of approval including but not limited to noise mitigation and additional time constraints.
- C. Construction efforts necessary for emergency and critical public works operations are exempted from the standards of this section.

917.0607. - Waiver of Operational Performance Standards.

The Zoning Board of Adjustment may approve a Special Exception, according to the provisions of Sec. 922.07, to waive one (1) or more of the Operational Performance Standards imposed by this chapter, subject to the following standards:

- A. The Board shall determine that the waiver will not create detrimental impacts on the surrounding properties, taking into consideration the physical relationship of the proposed use and structure to surrounding uses and structures, the probable hours of operation, and the emission of odors, fumes, dust, noise, vibration or glaring light;
- B. The waiver does not cause the proposed project to violate any Federal, State or other local laws which may apply; and
- C. The Board shall impose alternative methods which will cause the development to comply with the stated purpose and intent of the Operational Performance Standards.

Section 4. The Pittsburgh Code, Title Nine, Zoning Code, Article IX, Chapter 926, Definitions, is hereby amended as follows:

56.1 Construction Management Plan

Means a plan that identifies the scope and details of a construction operation, including but not limited to transportation routing, street closures and obstructions, debris/dumpster maintenance, work crew parking, site maintenance, etc.; A Construction Management Plan shall include measures that will be taken during construction operations to mitigate environmental impacts to the greatest extent possible.