**PUBLIC WORKS STANDARD NOTES FOR CONSTRUCTION:**

1. Owner is responsible for repair of all damage to offsite improvements caused by construction. Call Public Works Inspector at (424) 744-0825 for inspection of offsite improvements at substantial completion of onsite work.
2. All labor, equipment, and material required for offsite improvements are the responsibility of the Developer.
3. No work or construction vehicle staging shall be done within the public right-of-way without prior approval and permit from the Public Works Department.
4. All offsite work shall be done in accordance with the Standard Specifications/Drawings for Public Works Construction, current edition as amended by the city of Santa Monica, and City of Santa Monica Standards.
5. All survey points shall be protected or reestablished if they are removed, damaged, or destroyed during construction.
6. No construction material will be stored in the public right-of way.
7. New proposed improvements shall not obstruct drainage or drain into neighboring private properties.
8. Water shall be drained away from the foundation and shall be mitigated from permeating into foundation wall and footing of the new proposed improvements.
9. Any sediment or other materials that are tracked off the parcel by vehicles and equipment shall be removed the same day as they are tracked off the parcel.
10. No washing of construction or other vehicles shall be allowed adjacent to a construction parcel.
11. In accordance with California Regional Water Quality Control Board MS4 permit:
	1. For construction sites less than 1 acre, Developer shall implement an effective combination of erosion and sediment control BMPs from Table 12 to prevent erosion and sediment loss and the discharge of construction wastes.

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| **Table. 12 Applicable Set of BMPs for All Construction Sites** |
| **Erosion Controls** | Scheduling |
| Preservation of Existing Vegetation |
| **Sediment Controls** | Silt Fence & Plastic Sheet Coverings |
| Sand Bag Barrier |
| Stabilized Construction Site Entrance/Exit |
| **Non-Stormwater Management** | Water Conservation Practices |
| Dewatering Operations |
| **Waste Management** | Material Delivery and Storage |
| Stockpile Management |
| Spill Prevention and Control |
| Solid Waste Management |
| Concrete Waste Management |
| Sanitary/Septic Waste Management |

* 1. Construction sites shall be inspected and evaluated based on the following factors: soil erosion potential, site slope, project size and type, pollution runoff potential, sensitivity and proximity of receiving water bodies, non-storm water discharges, past record of non-compliance, and any water quality issues relevant to the particular MS4 requirements.
	2. City shall employ a Progressive Enforcement Policy to ensure that construction sites are brought into compliance with the erosion and sediment control requirements within a reasonable time period.
1. Paint removal and preparation will result in particles entering the air or landing on the ground and requires that BMP steps be implemented to prevent or minimize to the maximum extent practicable such particle releases into the environment. If exterior sandblasting is required, a separate permit will be required from Building and Safety.
2. Obtain a separate water meter permit from the Public Works Department, City Hall or email pw.permits@santamonica.gov , for all installations or enlargements of your water / fire service(s). There may be up to a 90-working day waiting period for the installation or enlargement / relocation. All traffic control requirements are the responsibility of the Contractor.
3. The City strongly urges the applicant to inspect the existing sewer connection. If the connection is damaged or over 30 years old, the City recommends that the applicant show on the plans the construction of a new sanitary sewer connection from property line to sanitary sewer main in accordance with City of Santa Monica Standards.
4. Obtain a separate sewer permit from the Public Works Department, City Hall or email pw.permits@santamonica.gov for all proposed sewer connections and/or work inside the public right of way performed on the existing sewer lateral. All traffic control requirements are the responsibility of the Contractor.
5. The City strongly urges the applicant to inspect the existing sewer connection. If the connection is damaged or over 30 years old, the City recommends that the applicant show on the plans the construction of a new sanitary sewer connection from property line to sanitary sewer main in accordance with City of Santa Monica Standards (Sewer Permit required).
6. Prior to installation of any cross-connection device, contact the Water Division at (310) 458-8531. Owner/contractor shall comply with Water Division cross-connection guidelines. Prior to issuance of Certificate of Occupancy, cross-connection control inspection must be completed as well (contact Water Division at phone number noted above).
7. The site must comply with the SMMC Chapter 7.10.100 Urban Runoff Pollution ordinance for construction activities and temporary BMPs.
8. No permanent structures shall be installed or trees planted over any utility easements. A minimum 5-ft clearance shall be provided from the outside edge of an existing utility to any permanent structure or tree. Any damage to existing City or privately owned utilities shall be repaired to the satisfaction of the City or private agency at the sole expense of the Property Owner.
9. Trees within the public right-of-way cannot be removed or trimmed by the property owner for any reason without the written approval of the City Arborist.