



Construction Site Operation Standards

Dumpster placement

Dumpsters shall be located on site only when necessary and placement shall be no closer than 5 feet from any side or rear property line and 2 feet from any front property line. If dumpster cannot be placed on-site, a temporary street right-of-way permit must be approved through the Department of Public Works (DPW). This permit application will be reviewed for pedestrian and vehicular safety and dumpster must have reflective barricades at each end.

Construction noise

Construction noise is permitted only between the hours of 7:00am through 6:00pm, unless a permit is first obtained from the City Manager. This includes noise produced by the erection (including excavating), demolition, alteration, or repair of any building, and the excavation of streets and highways.

Construction site operations plan

An operations plan shall be submitted with the permit application for the construction of new residential and commercial buildings, or if required by the Building Official, for other construction projects. This plan shall include, at a minimum, site logistics illustrating construction site access and egress points, material staging, lay-down and storage areas, safety fencing, tree protection fencing, location of dumpsters, portable toilets, and temporary on-site storage containers, parking plan for construction vehicles. If an on-site dumpster will not be utilized, the location and means of how scrap material will be stored should be shown.

Construction site protective fencing

Temporary construction fencing and other protective barriers, a minimum of 42 inches in height, shall be erected and maintained where hazardous work site conditions exist that could potentially cause public harm. Warranted conditions include basement excavations, demolitions that will take longer than one day, work adjacent to public access ways, work in-progress or materials/equipment stored on-site that may endanger the public. Temporary fencing/barriers must stay in place for a duration deemed necessary by the Building Official.

Portable toilet placement

A portable toilet shall be located no closer than 5 feet from any property line and shall be serviced and cleaned regularly to avoid becoming a public nuisance or health hazard. Portable toilet is defined as self-contained sewage holding facility that is not connected to a municipal sewer line and requires periodic sewage removal for proper disposal.

Sidewalks and streets, maintaining clear and safe passage

No person owning, building or repairing any house or other building shall permit any lumber, brick, plaster, mortar, earth, clay, sand, stone or other material to remain on the sidewalk or street after sunset of the day upon which it was placed there, without permission of the Building Official, subject to any safeguards he/she may prescribe. Sidewalks and streets impacted by construction sites shall be kept clean, free of obstructions, and passable for the entire duration of construction. If any dirt, mud, stone or other debris is deposited on any street or sidewalk, it shall be swept clean at the end of each day. Should any portion of the sidewalk need to be removed for any reason, a temporary sidewalk of compactable stone or asphalt shall be installed.

Site cleanliness

At no time shall common waste, food waste, or any waste items that can blow off site, be allowed to accumulate on the project site. Scrap building materials shall be consolidated to a single location behind the front building line of the house or stored in a container. Scrap building materials shall be disposed of on a weekly basis. No construction debris may be buried on site.

Sites shall also remain free of waste and excess debris to ensure a safe work environment and prevent undue hardship to adjacent property owners.

Soil erosion and sediment control (SESC)

As deemed applicable by the Building Official, construction sites are required to have SESC control measures that include, silt fencing, stone mud mats at vehicular access points, and protection of storm water catch basins. Additionally, construction sites shall have SESC measures in place to prevent runoff of silt or sediment onto the public right of way or neighboring properties.

Tree fencing and other tree protection

Protective fencing shall be installed around the Tree Protection Zone (TPZ) of an existing tree, or groups of trees, including trees on the subject property and within 25 feet of the subject property on adjoining property and within the City right of way. The Tree Protection Zone (TPZ) is determined by (1) measuring diameter of the trunk at 4.5 feet and then (2) calculating the TPZ around the tree trunk (radius). The TPZ equals one foot radius around the tree trunk for each one inch of trunk diameter. Example: A 10-inch diameter trunk will have a 10-foot TPZ radius. A 20-inch diameter trunk makes a 20-foot TPZ radius, and so on. The Building Official may expand this minimum area if deemed essential for tree survival.

During construction, the owner, developer or agent shall not cause or permit any construction activity within the TPZ of any protected tree or group of trees, including, but not limited to, the storage of equipment, dumpsters, boulders, dirt and excavated material, building or waste material or any other material harmful to the life of a tree. Protective fencing shall be properly maintained and remain in place until the Building Official authorizes removal or issues a final certificate of occupancy, whichever occurs first. If protection around the TPZ cannot be achieved due to site constraints, the Building Official may provide written approval to allow protection out to the maximum extent possible to allow access to the site.

These standards are in addition to any existing City of Northville ordinances that may be applicable.

Adopted by City Council on 08/02/2021