



Legislation Details (With Text)

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Title: 203 S. Greensboro St. Project Procedure for After-Hours Concrete Work

PURPOSE: The purpose of this item is to establish a procedure for managing the concrete work necessary to complete construction of the 203 Project and for the Council to consider approving an exemption to the Town's noise ordinance to accommodate this work.

Indexes:

Code sections:

Attachments: 1. Attachment A_Chapter 5 Article II, 2. Attachment B Resolution

Date	Ver.	Action By	Action	Result
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TITLE:

203 S. Greensboro St. Project Procedure for After-Hours Concrete Work

PURPOSE: The purpose of this item is to establish a procedure for managing the concrete work necessary to complete construction of the 203 Project and for the Council to consider approving an exemption to the Town's noise ordinance to accommodate this work.

DEPARTMENT: Public Works, Police, Planning

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INFORMATION: The Town Code establishes noise restrictions for construction related activities within 300 feet of residentially occupied structures for the hours outside of 7:00 a.m. to sunset Monday through Saturday and 12:00 p.m. to sunset on Sundays. Chapter 5, Article II of the Town Code can be found in Attachment A for reference.

The 203 Project building and parking deck will consist primarily of concrete, cast-in-place, structures. Due to the scale and nature of the concrete work on the project, some concrete operations will need to take place outside of the hours established in the Town's noise ordinance. It is anticipated that eight (8) such occurrences will be necessary for the entire project or one for each floor slab for both the building and the parking deck. These tasks are described as monolithic pours, meaning the concrete is set in one application, requiring multiple sequenced concrete deliveries to achieve a single form of concrete.

To mitigate disturbances to neighboring businesses and residents, the following procedure is proposed for after-hours concrete work:

1. Barnhill will notify Ben Schmadeke, Town of Carrboro Capital Projects Manager, approximately one week in advance of expected after-hours concrete work.
2. Barnhill will work with Town Staff to notify neighboring residents and businesses of upcoming work. Notifications may be made by email, social media, electronic message board, door hangers and other means.
3. Concrete deliveries will begin no earlier than 3:00 a.m. (finishing work can go into the night of the same day of placing concrete but is not expected to cause a noise disturbance)
4. To the extent possible, deliveries will be made at the north side of the building, to maintain the furthest distance possible from residential areas.
5. To the extent possible, back up alarms will be muffled / modified to minimum OSHA standards.
6. Barnhill will make a good faith effort to minimize noise during after-hours concrete pours and accommodate requests by Town Staff or the community.
7. No more than two (2) after-hours concrete pours will be permitted in a given week and they shall not fall on consecutive nights.

FISCAL & STAFF IMPACT: There is no fiscal or staff impact associated with the approval of this item.

RECOMMENDATION: It is recommended that the Council approve the attached resolution exempting after-hours concrete work from the noise ordinance for the 203 Project and establishing a procedure for mitigating noise disturbances to the community.