



CONSTRUCTION SITE PROTOCOL GUIDELINES FOR Property Owner/Owner's Agent and Contractors Operating within the VILLAGE OF MARTIN'S ADDITIONS

The following standards are required either by the Village of Martin's Additions (VMA) to Chevy Chase or by Montgomery County. They are meant to be reminders about the importance of being considerate to adjoining residences during your construction period and to add detail to the requirements of the VMA building permit.

1) NOISE CONTROL ABATEMENT

· **Construction Noise.** Village of Martin's Additions ordinances govern construction noise and are more restrictive than the County's. Construction may **not start before 7am on week days or before 9am on weekends and holidays. Noise is to stop by 9 pm on Monday through Thursday and 7:00 pm on Friday through Sunday and all federal holidays.** A noise disturbance is any sound that is unpleasant, annoying, or loud; abnormal for the time or location and detrimental to health, comfort, property or the conduct of business. With regard to building noise, some examples are: hammering, the use of power equipment, loud language and digging.

2) STREET SAFETY, SERVICE DELIVERY AND EMERGENCY ACCESS

· **Parking Regulations:** VMA ordinances govern street safety and generally are consistent with Montgomery County parking codes. All Maryland State Traffic Codes are effective in VMA. Please be reminded that at no time should the homeowner's or construction vehicles be parked

- within 35 feet of a corner where there is no stop sign
- within 30 feet in front of any stop sign
- within 15 feet of a fire hydrant
- within 20 feet of a crosswalk at an intersection
- in front of a private driveway except with the consent of the owner or occupant of the premises
- within 5 feet of a driveway apron

· **On-Street Parking Regulations- Neighborly Parking Courtesy.** VMA streets are unusually narrow by county standards and pose problems that many contractors may not encounter anywhere else. 19-22 ft wide streets pose a particular challenge that requires extra-ordinary consideration when a home or lot is under construction. The Village must provide public services to its residents, regardless of private construction that is underway. Therefore, at no time should construction vehicles be parked in such a way as to obstruct the delivery of municipal services, such as street cleaning, street light repair, tree care, garbage collection and snow removal.

· **Parking of Construction Trucks and Heavy Equipment:** No construction vehicle can remain on a Village of Martin's Additions street overnight. Construction vehicles cannot obstruct the delivery of municipal services to residents of Martins Additions.

· **Emergency Street Access.** It is mandatory that **emergency access** to the entire street upon which the construction is occurring be maintained **AT ALL TIMES**. Street access restrictions can be granted by VMA for construction purposes, but only with enough advance notice that emergency service providers can be properly notified in advance. When it is necessary to close a street during the course of construction on a home on any street in Martin's Additions, the VMA office **MUST BE NOTIFIED** 24 hours in advance.

3) CONSTRUCTION SITE ETIQUETTE

· **Site Appearance:** The Village of Martin's Additions and its residents expect the construction site to be generally free of construction waste. This means that the owner will either have a Dumpster for the waste, or will have the waste regularly removed from the site. No Dumpster is allowed in the street or public right-of-way without an exemption from the Village.

· **Garbage on the Site:** All personal garbage must be bagged in a covered trash can. It may not be thrown on the ground, as it will attract pests and create a general health hazard in a residential community. This garbage can be picked up by the Village's waste removal contactor, Waste Management, if placed in trash bags. Some examples are coffee cups, plastic bottles, bags, and food remains.

- **Site Sanitation Provisions- Portable Construction Toilets** - Montgomery County ordinances govern the placement of “Porta-Johns”. **These should be placed on the owner’s property and not on the municipal right-of-way.** This is normally no closer than twelve feet from the curb. It is incumbent upon the building contractor management to see to it that these facilities are serviced frequently.

4) CONSTRUCTION TRUCK/ HEAVY EQUIPMENT USE:

- **General Information-** Contractors using heavy equipment and dumpsters within the Village of Martin’s Additions must not damage the roadways, curbs and/or aprons within the neighborhood. Any damage to the streets, including oil and paint spills, is the responsibility of the property owner and must be remedied before the construction bond is returned. Any repairs to VMA streets necessitated by construction damage must be approved by the VMA and paid for by the property owner.
- **Dumpsters:** No dumpster will be allowed in the street or public right-of-way without an exemption from the village. Should this be necessary, roadways must be properly protected before dumpsters can be set or heavy equipment parked on village streets. Additional protection is necessary to prevent pavement gouging and dimpling of the asphalt where rollers on the dumpsters sit on the asphalt for extended periods. These same protections are needed for the bucket end of backhoes, Bobcats, and like equipment where they touch the streets.
- **Assurance of Street Integrity:** The Village of Martin’s Additions’ Building Permit Consultant will examine and photograph the area of VMA roadway surrounding the construction site at the time a VMA building permit is granted. Once a job is complete, the Permit Consultant will visit the street areas to determine whether repairs are needed or the homeowner’s bond can be released.

5) REMOVAL OF CONSTRUCTION MATERIALS

- **Use of Village Trash Contractor.** The Village of Martin’s Additions contracts with Waste Management for waste removal. **USE OF VILLAGE TRASH CONTRACTOR TO remove** construction materials as a part of the Monday/Thursday weekly pickup **is forbidden.** Any bulk picks-ups (typically performed once in the spring and one in the fall) **DO NOT ALLOW FOR** removal of construction waste. A homeowner may make special arrangements with the Village waste removal contractor for a special collection, in which case the homeowner is responsible for the cost of that special collection.

6) PROTECTION OF RIGHT-OF-WAY

· **Trees.**

- (a) **Protective Barriers.** Prior to construction commencing, a building permit holder must install 4 ft. high welded, wire fencing around all trees in the Village right-of-way that may be affected by the construction. Any tree with a drip line that may come within 3 feet of construction equipment must have this protection erected. Stakes for fencing must be 6 feet high and spaced no more than 8 feet apart (or closer) to prevent fence from sagging. Distance of fence from tree should protect drip line as much as possible. Village trees on the opposing right-of-way may be in need of the same protection. It is the applicant’s responsibility to have the barriers removed once final clearance is given at the completion of the project by the Village Building Inspector.
- (b) **Protection of Tree Roots.** Should Village tree roots be encountered during construction, the project must be modified to protect the tree’s root system. All machine digging shall stop when roots over 1 inch in diameter are encountered. Such roots may not be cut without the approval of the Tree Supervisor and the Maryland Forest Service.
- **Curbs.** All curbs must be returned to their original condition after construction on any property in VMA where the curb is within the confines of the construction area and construction equipment has impacted the curb.
- **Driveway Aprons.** All driveway aprons which provide access to the property under construction must be returned to their original condition by the property owners before any construction bonds are returned. Construction that requires the cut of a new driveway apron will include the cost of that apron within the original plans.
- **Grass and other plantings.** All other plantings that existed in the right-of way prior to the initiation of construction must be returned to their original condition.