

Advisory Bulletin

April 2012

Subject: Public Protection Site Safety Plan

Background:

A new safety fee was added to building permits effective January 1, 2012. This fee will fund and resource the Safety Response Unit which manages processes related to construction sites and existing structures where public safety is involved.

The City has committed to Council through the 2012 – 2014 business plan and budget that PDA will pursue improvements in legislation, regulations and bylaws to reflect the leading strategies for safe building construction.

Commencing May 1, 2012, it is mandatory to provide a public protection site safety plan for construction, demolition and major alterations of the façade on buildings five storeys or greater within The City of Calgary or designated as a high building as per article 3.2.6 of the current Alberta Building Code.

The requirement for mandatory public protection site safety plans is a new initiative that aligns with The City's goals to ensure people feel safe in public spaces.

Authority to require a public protection site safety plan

It is a stated major objective of the Alberta Building Code to limit the probability that, as a result of the design, construction or demolition of a building, a person in or adjacent to the building will be exposed to an unacceptable risk of injury.

Division B Part 8 of the Code stipulates the safety measures at construction and demolition sites in general terms.

Division C Sentence 2.2.2.1.(1) states:

Sufficient information shall be provided to show that the proposed work will conform to this Code and whether or not it may affect adjacent property.

Process for reviewing a site safety plan

While the review process is currently in a pilot phase the public protection site safety plans themselves are not a pilot initiative. They are considered mandatory if your project meets the stated criteria.

For the duration of the pilot phase, the public protection site safety plan does not need to be submitted concurrently with the building permit application; however, it must be

submitted for review prior to the issuance of any authorization to commence construction. In effect, this means that partial building permits for work below grade will only be issued once the public protection site safety plan has been submitted for review.

The review of the public protection site safety plan must be completed prior to the issuance of the full building permit or partial permits for work above grade.

Once the public protection site safety plan review is complete and the building permit is issued, a pre-construction site meeting will occur, which will be followed by regular inspections to monitor compliance with the plan.

The inspections will occur for the duration of the authorized construction activity.

1. Items to be addressed at the pre-construction site meeting are:

- a) the names of the owner and constructor and an emergency phone number,
- b) protection procedures for falling debris, tools and equipment,
- c) protection of the public during stripping of formwork,
- d) storage of materials at high heights,
- e) storage and handling of construction waste materials,
- f) protection of the public walkways and public thoroughfares,
- g) protection of the public during hoisting and lifting operations,
- h) provide letter of engagement for engineered design of temporary hoarding and false work, and
- i) any process or procedure to protect the public during construction.

2. Elements of public protection must be incorporated into a hazard assessment; these elements must include, but are not limited to the following:

- a) ensure regular site meetings occur with representatives of each trade and constructor, to discuss the remediation of any unsafe work practices or safety concerns on and adjacent to the site,
- b) include a procedure for remediation of any unsafe condition which shall be documented, and
- c) the person in charge of construction at the project shall maintain and make available to the authority having jurisdiction, documentation of all aforementioned processes and procedures.

3. The authority having jurisdiction may inspect, review, examine and evaluate any process or activity to which the public protection site safety plan applies.

4. The authority having jurisdiction may request an owner to complete a public protection site safety plan for a structurally unsafe building.

5. The owner or authorized agent shall ensure the implementation of the public protection site safety plan.

6. The public protection site safety plan shall be reviewed and updated as new hazards are identified or created, when new constructors are engaged or other conditions change.

7. When required, the site safety plan shall include an Advance Weather Forecasting System acceptable to the authority having jurisdiction.

All construction work must also comply with applicable City of Calgary Bylaws and Occupational Health and Safety Act requirements.

Owner and constructor responsibilities

The owner is responsible for construction, maintenance, care and control of a construction site. During construction the owner is often the contractor. When a public protection site safety plan is required, the owner, or constructor shall prominently post the plan, ensure the plan is current and maintained, and in view of all site personnel on the project, until the completion or occupancy has been granted. No construction or demolition of the buildings shall be undertaken unless a public protection site safety plan, acceptable to the authority having jurisdiction is submitted.

Owners and constructors are obligated by the Alberta Safety Codes Act to ensure that when a demolition or construction process or activity is undertaken, it is done in a safe manner and that no person is exposed to undue risk. The public protection site safety plan is intended to enhance safety measures around activities governed by the Alberta Safety Codes Act. Where the public is expected to be present, the requirements for protection would apply.

Other applicable Alberta Building Code provisions

Division C Administrative Provisions

2.2.13.1. Safety During Construction

1. Except as required by sentence 2.4.4.2. (1) The constructor shall be responsible for ensuring compliance with Part 8 of Division B.
2. The constructor is responsible jointly and severally with the owner for any construction or work undertaken.

2.2.13.2 Responsibility for Damage

1. The owner is responsible for the repair of any damage to public property or works located thereon that may occur as a result of undertaking work regulated by this Code.

2. The owner shall ensure that work undertaken does not damage or create a hazard to adjacent properties.

2.2.13.3 Cranes and Equipment

1. The authority having jurisdiction may order the method of construction to stop and the equipment used in that method of construction to be removed if cranes or other equipment used in a particular method of construction
 - a. interfere with public safety,
 - b. create an unsafe condition, or
 - c. interfere with or disrupt activities on or impede access to
 - d. adjacent properties, or
 - e. public facilities within the municipality.

2.2.14 Unsafe Condition

2.2.14.1 Correcting an Unsafe Condition

1. If a building is in an unsafe condition, the owner shall forthwith take all necessary action to correct the condition.
2. The authority having jurisdiction may order the owner of any building to correct any unsafe condition.
3. If immediate measures must be taken to avoid an imminent danger of fire or risk of accident, the authority having jurisdiction may take any action deemed necessary to reduce the danger of fire or risk of accident, without notice, and at the expense of the owner.

In the case of emergencies a Safety Codes Officer may require immediate action. An attempt will be made to contact an owner and where owners are not available, a Safety Codes Officer will carry out orders at the expense of the owner to have the work completed.

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