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City Planning and Development

CPD-DS Obtaining a Special Nighttime Building Permit

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A special nighttime building permit is required for any construction work, including excavation, demolition, hauling, grading or filling to be performed between the hours of 9:00 p.m. and 7:00 a.m. within 500 feet of an occupied residential structure located within a residential zoning district. A special nighttime building permit is required in addition to any other required building permits.

The following types of construction work are exempted from the requirement of obtaining a special nighttime building permit:

1. Emergency work required in situations where life, health and safety would be adversely affected if the work was not started immediately, in such cases, the applicant is responsible for obtaining required permits within 72 hours of starting the emergency work and for providing evidence of the existence of the emergency requiring immediate action.
2. Construction work being completely conducted inside a closed-in structure whenever such construction work does not involve the use of jackhammers, air compressors or other heavy equipment or continuing truck operations.
3. Roofing during the months of June through September, both inclusive.
4. Framing activities for conventional, wood-framed residential structures during the months of June through September, both inclusive.

In order to obtain a special nighttime building permit, the applicant shall submit a request letter to the Director of Codes Administration at the address listed above. The request letter shall include the required application fee of \$63.00 and a plan describing the following:

- A. Traffic routes to be used by construction equipment and trucks;
- B. Means of lighting the construction site or place of operation;
- C. Expected noise levels and methods of controlling the noise levels;
- D. Type of work to be done and the nature of the project; and
- E. Density of the residential area potentially affected by the nighttime work.

The Health Department and the Public Works Department may be consulted in the issuance of a special nighttime building permit based on the information submitted by the applicant, the nature of the work and the location of the project.

The Director of City Planning and Development may issue a special nighttime building permit with conditions of approval as necessary. Failure to comply with the conditions of a special nighttime building permit may result in revocation of the permit and a stop work order at the project.