



## City of Laguna Beach

Community Development  
Department

### INFORMATION GUIDE FOR:

# REQUIREMENTS FOR CONSTRUCTION PROJECTS ON PRIVATE PROPERTY

#### **Permits:**

Building permits are required for most construction in the City. Certain minor construction projects do not require permits, but must comply with all City requirements regarding allowable hours of construction and storage of materials in the public right of way. If you have a question regarding whether or not your project requires a permit, please contact the City's Building Division.

#### **Construction Hours:**

Noisy construction is not allowed between the hours of six p.m. and seven-thirty a.m. on any weekday, and is not allowed at all on weekends. If an emergency work permit is obtained from the Building Division, emergency work can be done on Saturdays. (A separate permit is required for each Saturday for each address.)

#### **Dumpster in the Public Right-of-Way:**

Construction materials are not to be stored in the public right-of-way. Dumpsters in the right of way must be placed so as not to block or divert storm water that flows in the street. Dumpsters must be placed out of traffic lanes and confined to legal parking spaces.

#### **Construction Staging Plans:**

Any major construction project within the Diamond/Crestview Specific Plan area must have a construction staging plan approved by the City. The construction staging plan shows how material is to be stored on the site during construction, how construction workers' vehicles are to be parked, and how traffic on streets adjacent to the construction site is to be kept flowing in a safe and unimpeded manner. For other construction sites in the City that have steep topography, narrow streets and limited access, the City may require construction staging plans for those sites.

#### **Traffic Control:**

When traffic in a public street must be redirected or disrupted because of construction, the contractor is responsible for providing flagmen at each end of the project so that traffic can continue to flow in a safe manner. Construction that disrupts traffic should be scheduled for the middle of the day, if possible, so that heavy traffic during morning and evening rush hours will not be disturbed.

#### **Site Cleanliness:**

Construction sites must be kept clean. Trash must be placed in dumpsters or similar receptacles and construction material should be neatly stacked on site. No material from the site should be washed into the City streets or storm drains.

#### **Erosion Control:**

The City has a separate information guide regarding erosion control requirements on construction sites. This guide is available at the Community Development Department public counter.

For more information contact: Department of Community Development, Building Division, 505 Forest Avenue, Laguna Beach, California 92651, (949) 497-0715 or visit online at [www.lagunabeachcity.net](http://www.lagunabeachcity.net).