



## Site Management

### General Site Requirements

- Site shall be kept free of trash, and debris.
- Maintain landscaping & remove overgrown weeds.
- Property and premises shall be maintained in clean and sanitary conditions.
- Promptly remove trash, debris, and weeds that accumulate along the bottom of site construction fencing.
- Promptly remove unauthorized signage from the site construction fencing.
- Property construction site identification:
  - Project address shall be visible from street (see 'Signage' section below for details)
  - Contractor identification: Signs may be painted on or affixed to temporary construction fences erected upon public streets during building construction to advertise the name of the contractor, subcontractor, architect, builder, owner, or future occupant of the building; provided, however, no such sign shall exceed 12 square feet in area, and not more than one such sign may be attached for each 25 lineal feet of fence ([Downey Municipal Code section 4118.2](#)).
- Construction Staging: Construction related parking and construction equipment staging in the public right of way, including streets, is prohibited. A construction parking and staging plan shall be provided at the request of the City of Downey, that includes:
  - An estimated construction project timeline.
  - An estimate with the number of workers (employees, contractors and subcontractors) that will be on site during the busiest construction phase and plan for managing associated parking needs.
  - A site plan delineating:
    - Where all on-site parking will be located.
    - Where vehicles will enter and exit the construction site from the street.
    - Material staging areas.
  - Provide the following if off-site parking is needed:
    - Location of off-site parking.
    - Proof of lease or written approval from the off-site parking property owner.
    - Construction employees shall not be planned to occur in adjacent neighborhoods.
- Construction equipment shall not be stored within the public right-of-way.
- Provide the phone numbers of at least people that Downey Police or Fire Departments can contact during after-hours emergencies.



### Perimeter Fencing, Gates and Locks

- Fencing shall be installed around the site perimeter adjacent to streets.
  - Fencing shall be a minimum 6' high with green 94% minimum blackout heavy-duty plastic screening.
  - Vehicle and pedestrian gates shall not be covered.
  - Fencing shall not block or obstruct access to fire hydrants or any fire department connections.
  - Fencing shall not be covered for 20 feet on each side of gates.



- The number of access points onto the site shall be minimized and, where feasible, and situated in locations that are highly visible from an adjacent street.
- Fencing plan shall be submitted to the Building Division for review and approval by relevant city departments.
- ☐ Gates and fence openings shall be properly secured after hours of operation.
  - Padlocks used for securing gates shall be designed to prohibit cutting of shackle.
  - Locking gates shall be secured with minimum 3/8-inch-thick, 30 grade coil chain, or minimum 5/16-inch cable.
  - Knox Boxes should be mounted as near as possible to the primary entry gate and shall not be visually obstructed.
  - The Knox Box should be installed 5 to 6 feet from ground level. The Knox Box for a gate shall be located on the gate or within 6 feet of the gate.
  - Additional boxes may be required based on the size of the site and number of entrances.
  - Perimeter fencing may be removed when there is no longer outside storage of building materials or building fixtures and when there are no remaining exterior construction activities requiring separation of non-construction related personnel and public from exterior construction activity.

## Signage

- ☐ Address signs shall be posted at all vehicle entrances listing street name and number using letters and numbers at least 6 inches in height.
- ☐ “No Trespassing” signs, listing [California Penal Code Section 602](#), installed at all perimeter access points.
- ☐ Signs with a 24-hour emergency phone number for a person who can respond to site shall be posted at the main entrance gate and on the exterior of the onsite office trailer or building.
- ☐ All signs to be posted a minimum of 5 feet from ground level.

## Security and Site Lighting

- ☐ The following locations shall be illuminated during hours of darkness:
  - Vehicle gate locations.
  - All open centralized storage areas for building materials or building fixtures.
  - Trailers, temporary buildings, or containers used as an office or storage for building materials or fixtures.
- ☐ Minimum light level at required locations is one foot-candle at the ground for a 15-foot radius.
- ☐ Light fixtures shall be installed a minimum 18 feet high, with tempered or polycarbonate lens approved for wet locations.
- ☐ Where required lighting would affect occupied residential properties, motion sensors can be used to control light fixtures.
- ☐ Provide contact phone numbers for at least 3 people responsible for the site in case Police or Fire need to get ahold of someone in the middle of the night.



- It is recommended to provide security guards on site during the hours for 8:00pm to 6:00am. Based on site specifics, this may be required by the city.
  - Provide Downey Police Department's non-emergency number to site security (562-861-0770) to report suspicious activity.
- Construction equipment shall be rendered inoperable when the hours of operation are ceased, making them unable to start, operate or move.
- It is recommended that there is an inventory and registration list for all construction equipment.
- Prepare a site-specific emergency response plan.
- Prepare a site-specific security plan.
- Provide video surveillance systems.

### Construction Trailers

- Doors shall have a deadbolt lock and an auxiliary locking device using a slide bolt or hasp, with a protective device to prohibit cutting of the padlock.
  - Bolt or hasp attached with non-removable bolts from the exterior and padlock with a minimum ½ inch thick shackle with heel and toe locking.
- Windows shall be secured with either:
  - Steel bars, minimum ½ round or one-inch by ¼ inch flat, spaced not more than 5 inches apart, secured with bolts that are non-removable from the exterior; or,
  - Steel grate mesh, minimum 1/8-inch-thick, securely attached using a means resistant to removal from the exterior.
- Obtain permit for construction trailer from the Building Division.
  - Provide site plan that shows location of construction trailer and construction support facilities, setbacks, fencing and gates as well as site and vehicle entrances.