



**YOUR PROPERTY AND WHAT TO DO PRIOR TO AND DURING CONSTRUCTION**

In recent years, construction projects in our neighborhood have generally gone well, but not always. This is a guide to provide neighbors with troubleshooting information should they experience problems or have questions while construction is taking place near their home. The information contained in this pamphlet is helpful, but not all the information you may need. The Platt Park People's Association (Brenda McHenry, 303-778-0345) and the West University Community Association (Katie Fisher, 303-744-3888) will attempt to help neighbors with construction questions.

- ❖ Establish a good relationship with contractor/developer and exchange contact information in writing
  - ❖ PLEASE NOTE: You are responsible for your property -- the City and County of Denver is not
- ❖ Construction noise (including deliveries) is **PROHIBITED** 7 days a week after 9 p.m. and before 7 a.m.

If you live close to a property that is going to be demolished, here are some things to keep in mind:

- Ask the contractor to give neighbors next to, behind and across the street from the construction site several days' notice before demolishing; make your presence known; tightly close up your house
- **Prior to Demolition:** Photograph your property inside and out, roof and garage--in case of damage during excavation, you'll have a record. You may also want to photograph buildings that are going to be demolished that are very close to your property lines.
- Locate your sewer tap. Your side sewer lines may be at risk from excavation.
- Your fence may be at risk during excavation.
- Any excavation hole deeper than 3 ft. must have protective fencing in place.
- It is legal to excavate to the property line. If walls of excavated property begin eroding towards your property, call zoning immediately (see below).

Possible issues during construction:

- **IMPORTANT:** HOMES MUST BE BUILT 5 FT. FROM YOUR SIDE PROPERTY LINES. IF YOU SUSPECT THE DISTANCE IS LESS THAN 5 FEET, CALL THE CITY IMMEDIATELY TO MEASURE THE DISTANCE BEFORE CONSTRUCTION PROCEEDS--See Mike Rhynard below.
- Information required to be posted at the construction site: contractor's name and phone number; property address; all permits
- Protect your vehicles--move them off the street
- Watch for nails and debris in the street and alley
- Trees within the front setback and right-of-way, by city ordinance, should be preserved. However, if the owner/builder wishes to remove trees, he can obtain a permit, pay to the City the appraised value of the trees and remove the trees.
- Right-of-way issues: Vehicles/trailers cannot block the street, sidewalk, right-of-way or alley unless they have a street occupancy permit. Sidewalks must have a "hardened walking surface" at all times or contractor must have a street occupancy permit for sidewalk closure and proper signage. Report damaged sidewalks. Building materials left in parking lane overnight require a permit and there must be lighted vertical panels/reflective cones around the material. Contractor cannot wash concrete, dirt, debris, etc. into street, alley or onto sidewalk--disposal must be made on the construction site.
- Parking: Construction crews may park vehicles on the street, but must observe all posted restrictions and cannot not leave vehicle parked over 72 hours.
- Encourage port-a-potty placement on alley as a courtesy to the neighbors.
- Alley dumpsters may not be used for disposal of construction items.
- Neighbors should NOT use contractor's dumpsters.

