

Bulletin: Pedestrian Protection



Bulletin # 19-01

Updated:

Created: March 03, 2019

This bulletin is effective immediately and is developed to ensure compliance with the requirements of the BC Building Code.

If any contradiction between this guide and the relevant Municipal Bylaws and/or applicable codes is found, such bylaw and/or codes shall be the legal authority.

For any specific questions about the completeness of application packages please contact City staff:

Yards Office

1495 Hardy Street
Kelowna, BC V1Y 1J4
TEL 250 469-8501

Purpose:

To inform developers, builders, subcontractors, property owners and staff of the requirements for the protection of pedestrians during construction or demolition.

General Information:

No person shall use or occupy a street, alley or public sidewalk for the performance of work under a building permit except as permitted in this bulletin.

No person shall perform any work on any building or structure adjacent to a public way in general use by the public for pedestrian travel unless the pedestrians are protected during construction from overhead hazards.

Submittal Requirements (to the City Yards Office at 1495 Hardy St):

Provide two (2) copies of a scaled site plan (plot plan) showing the following:

- The location of existing and proposed structure(s).
- The street, alley or public sidewalk affected by the improvements.
- The location of the railings, fences and/or canopies.
- Show the path of travel and signs directing pedestrian traffic.
- BC structural engineering sealed drawings and details (as applicable) designed to the requirements of Part 8 of the current edition of the British Columbia Building Code (BCBC).

Covered Walkway:

A permit is required for covered walkway(s) when the building is 2 m or less from a public way, unless site conditions warrant a lesser distance. A covered walkway shall not be less than 1.5 m wide or the width of the public way. The walkway requires a clear height of 2.5 meters with a roof capable of withstanding a load of 2.4 kpa. The roof shall be weather tight and sloped toward the site or if flat, shall have a splash board not less than 300 mm on the street side. The site side of the walkway shall be totally enclosed with a reasonably smooth surface facing the walkway. A railing of 1070 mm high shall be installed on the street side where the covered way is supported by posts on the street. Adequate lighting is required inside the covered sidewalk.

Accessibility for Persons with Disabilities:

All covered walkways constructed under this section must provide an accessible pedestrian route in accordance with the requirements of BCBC. This includes, but is not limited to: constructing structural floors when required that have a surface that is firm, stable and slip resistant, and that is compliant in slope, counter slope, vertical clearances, turning radius and providing compliant ramps connecting the structural floor to an existing pedestrian accessible route.

Fencing, Boarding or Barricades:

When construction, demolition or excavation that could constitute a hazard to the public is located closer than 2 m to a public way, a strongly constructed fence, boarding or barricade not less than 1.8 m shall be erected between the site and the public way. Barricades shall be reasonably smooth facing the public with no openings except for those required for access. Access shall be equipped with gates that are locked when unattended until completion of the demolition or construction. The barricades shall have warning signs or lights installed on each section of the barricade.

Use of Streets on Public Property:

The use of public property (streets, alleys or public sidewalk) shall meet the requirements of the City of Kelowna. Whenever requested, construction details shall be submitted for review and approval. Material and equipment necessary for work to be done under a permit shall not be placed or stored on public property unless authorized by the City of Kelowna. Overhead activities that could constitute a hazard to pedestrians below, where barricades or covered walkways will not suffice shall be resumed once the street or public walkway is closed. Warning lights shall be installed at all obstructions on streets or public ways during the hours of darkness.

The mixing or handling of mortar, concrete or other material on public property shall be done in a manner that will not deface public property or create a nuisance.

Direction of Vehicular Traffic:

Where a hazard to vehicular traffic on a public way is created by work on a construction site, traffic direction is required.

Maintenance and Removal of Protective Devices:

Pedestrian protection shall be maintained in place and kept in good order for the entire length of time pedestrians may be endangered by overhead construction.

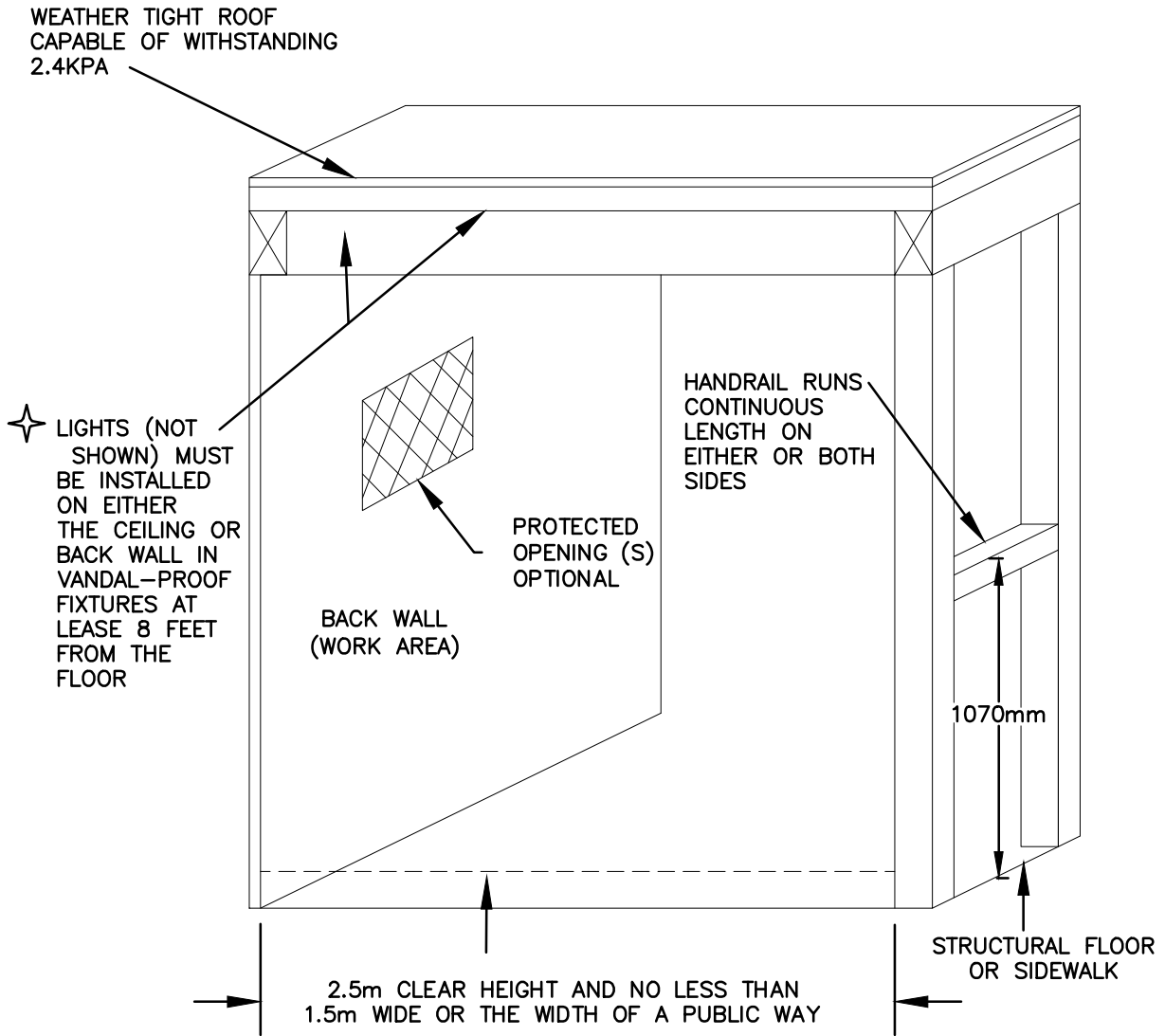
Every protection fence or barricade shall be removed within 2 weeks of public protection no longer being required.

Construction Development Plan (CDP):

Developers/developer's consultants are required to prepare a detailed CDP for the City's review and approval prior to commencement of a major development proposal to be constructed at or close to a City right-of-way. The following requirements should be addressed on the CDP, as well as any other pertinent site considerations:

- Construction staging area
- Covered walkway, fencing and barricades
- Construction worker's designated parking area
- Construction traffic routes
- Site signage and lighting
- Parking for construction deliveries (concrete trucks, pumps, cranes, materials)

DETAIL DRAWING



* ALL COVERED WALKWAYS MUST PROVIDE "ACCESSABLE PEDESTRIAN ROUTE IN ACCORDANCE WITH REQUIREMENTS OF BCBC

COVER WALKWAY
SIDEWALK END VIEW