

NOISE VARIANCE APPEAL OF BREMIK CONSTRUCTION IN THE PEARL DISTRICT AREA

485 NW NW 9TH AVE

NOISE VARIANCE NUMBER: 388951-001

BACKGROUND ON NOISE VARIANCES

- Loud Construction Hours for the City Are from:
 - 7 AM to 6 PM
 - Monday through Saturday
- Outside of the those hours contractors must meet the baseline decibel levels of the City based on the surrounding Land Use Zones
- Noise variances for the City have two pathways
 - Noise Review Board (NRB)
 - Noise Control Officer (NCO)
- Noise Office processed 603 Variances in FY 15-16
 - 96 were from construction related work
 - 9 were NRB Construction projects

PORTLAND CITY CODE

18.14.020 VARIANCES.

- **D.** Review of the application on its merit shall include consideration of at least the following:
 - **1.** The physical characteristics, times and durations of the emitted sound,
 - **2.** The geography, zone, and population density of the affected area,
 - **3.** Whether the public health, safety or welfare is impacted,
 - **4.** Whether the sound source predates the receiver(s), and
 - **5.** Whether compliance with the standard(s) or provision(s) from which the variance is sought would produce hardship without equal or greater benefit to the public.
 - **6.** Applicant's previous history, if any, of compliance or noncompliance.

UNIQUE CHALLENGES FOR REVIEW OF CONCRETE POURS IN PORTLAND

- Duration of setup time, concrete pour and finish time well exceeds the 11 Hours of the loud construction times of 7 AM to 6 PM
- Weather issues with precipitation, including snow impact the ability to schedule pours
- Transportation challenges such as required light rail closures or limited access for deliveries
- Availability of concrete product, concrete finishers, and specialized equipment such as pump trucks
- Hot weather limitations for cure times and for worker heat-stroke concerns

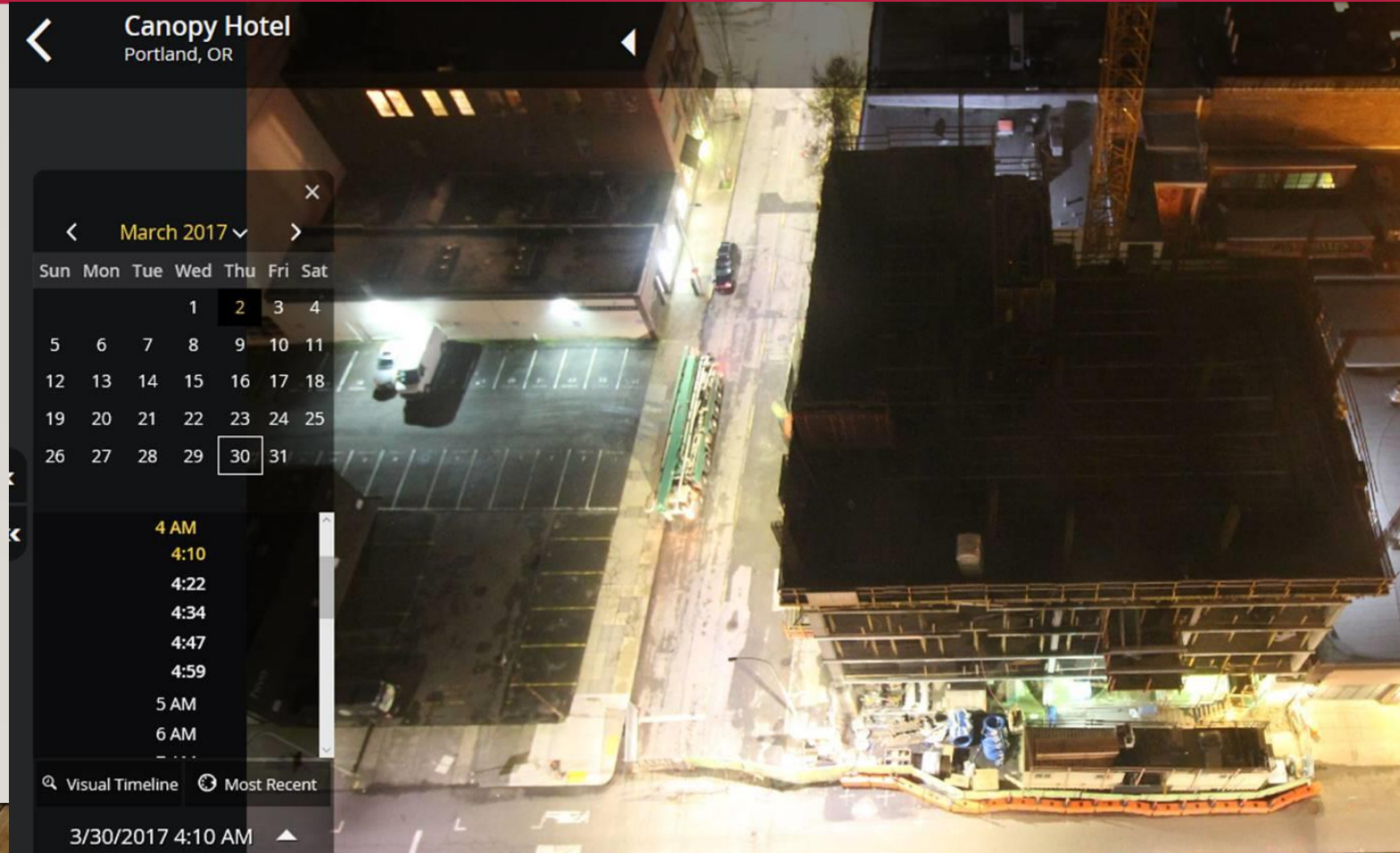


WALKING THROUGH TWO RECENT BREMIK CONCRETE POURS

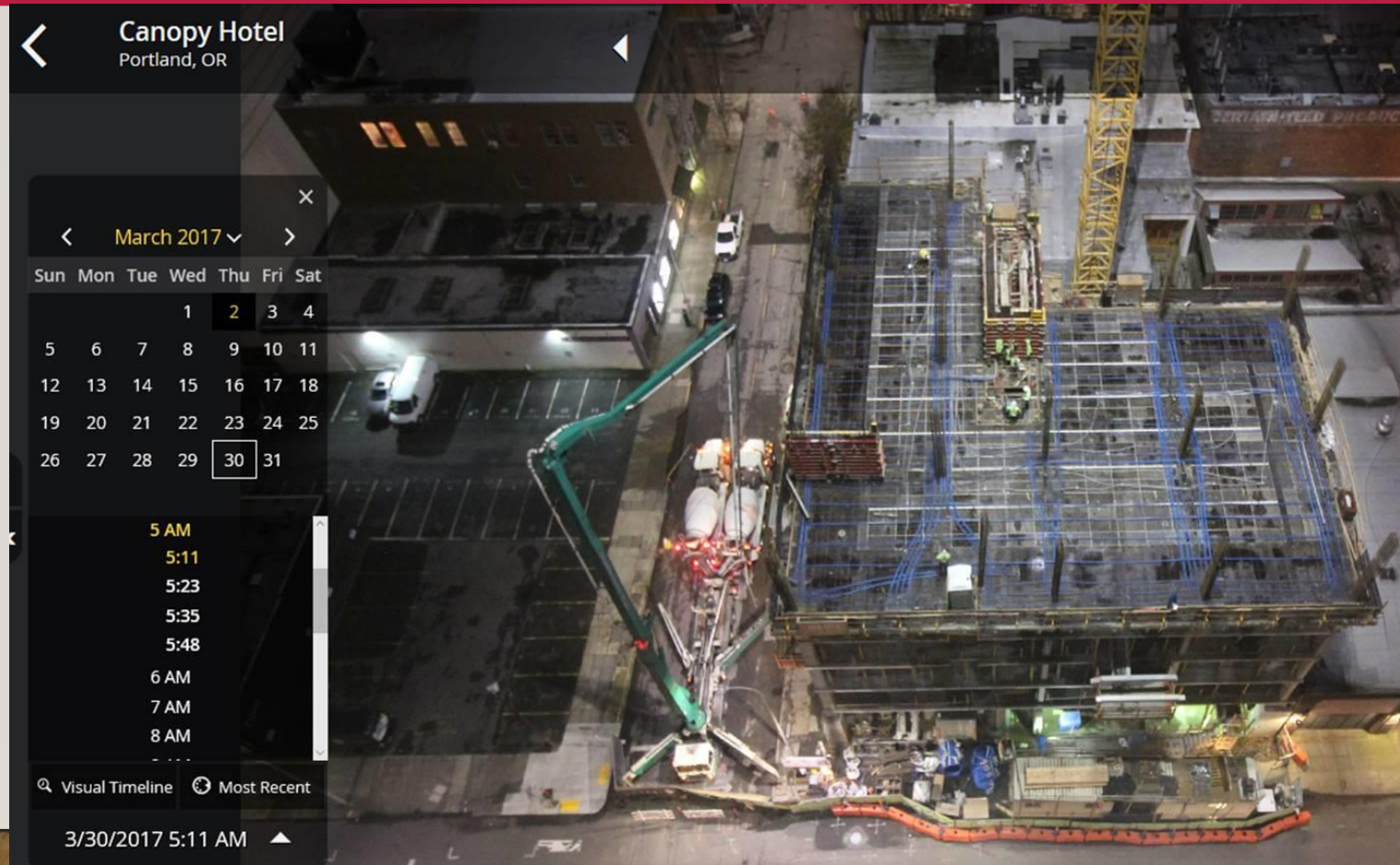
Pour one MARCH 30th 2017

Pour two MARCH 16th 2017

CONCRETE PUMPER ARRIVES AND STARTS SET UP AT 4:11 AM



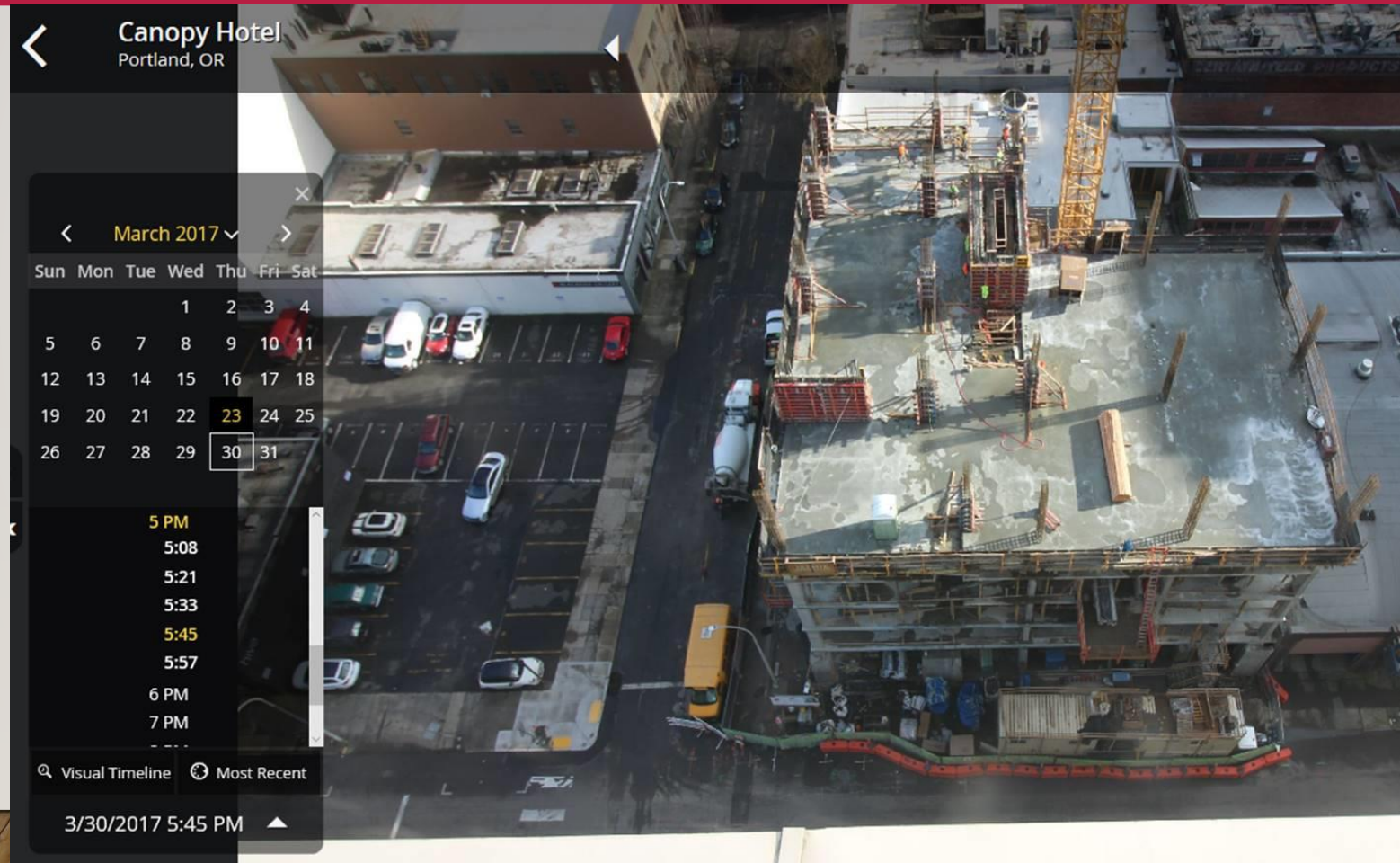
CONCRETE TRUCKS START OFFLOADING MATERIAL AT 5:11 AM



2 PM DECK POUR IS FINISHED, CREWS START ON CORE SHEAR WALLS AND START SETUP ON COLUMNS



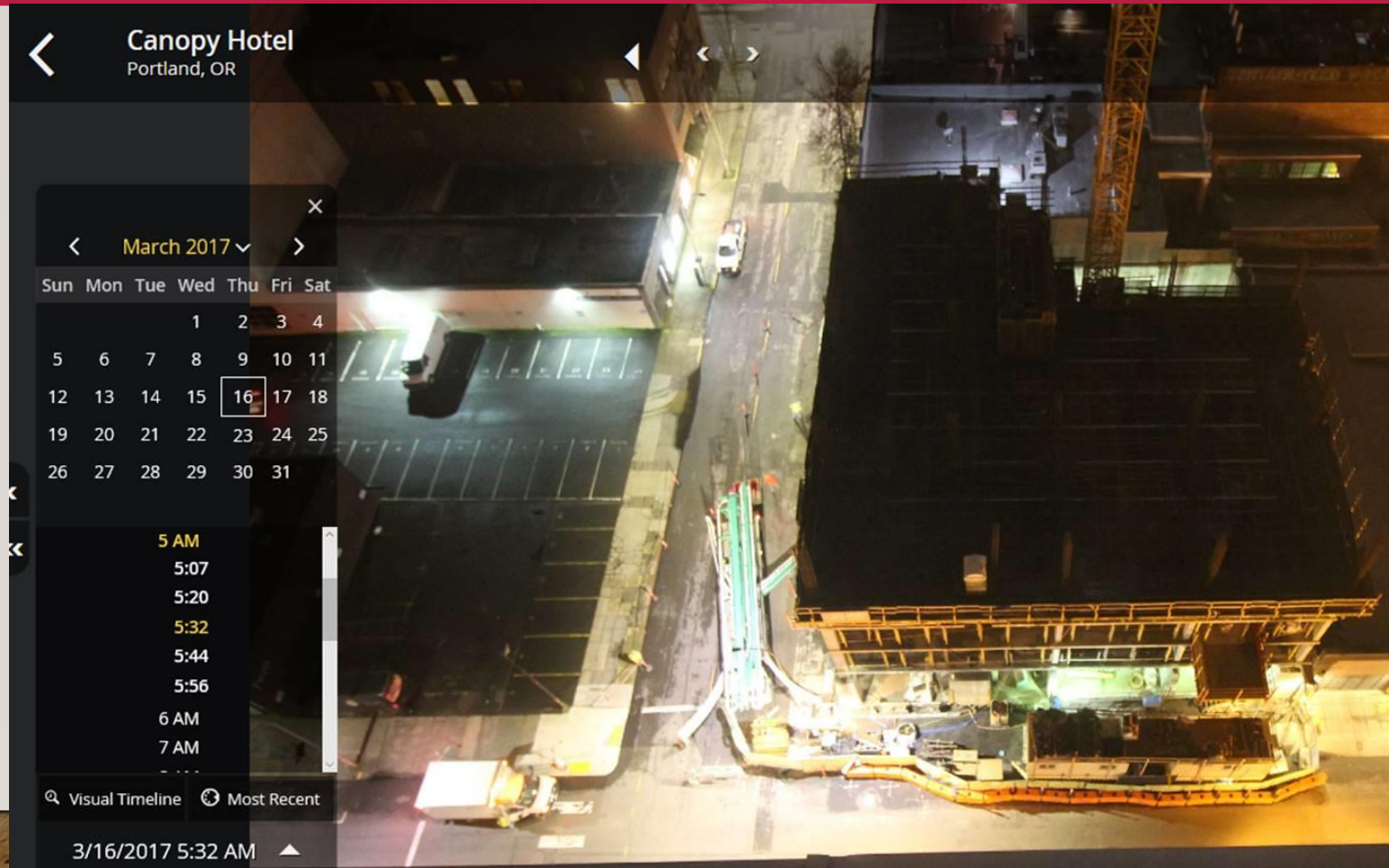
5:45 PM CONCRETE COLUMNS ARE POURED AND THE LAST CONCRETE TRUCK OF THE DAY IS LEAVING



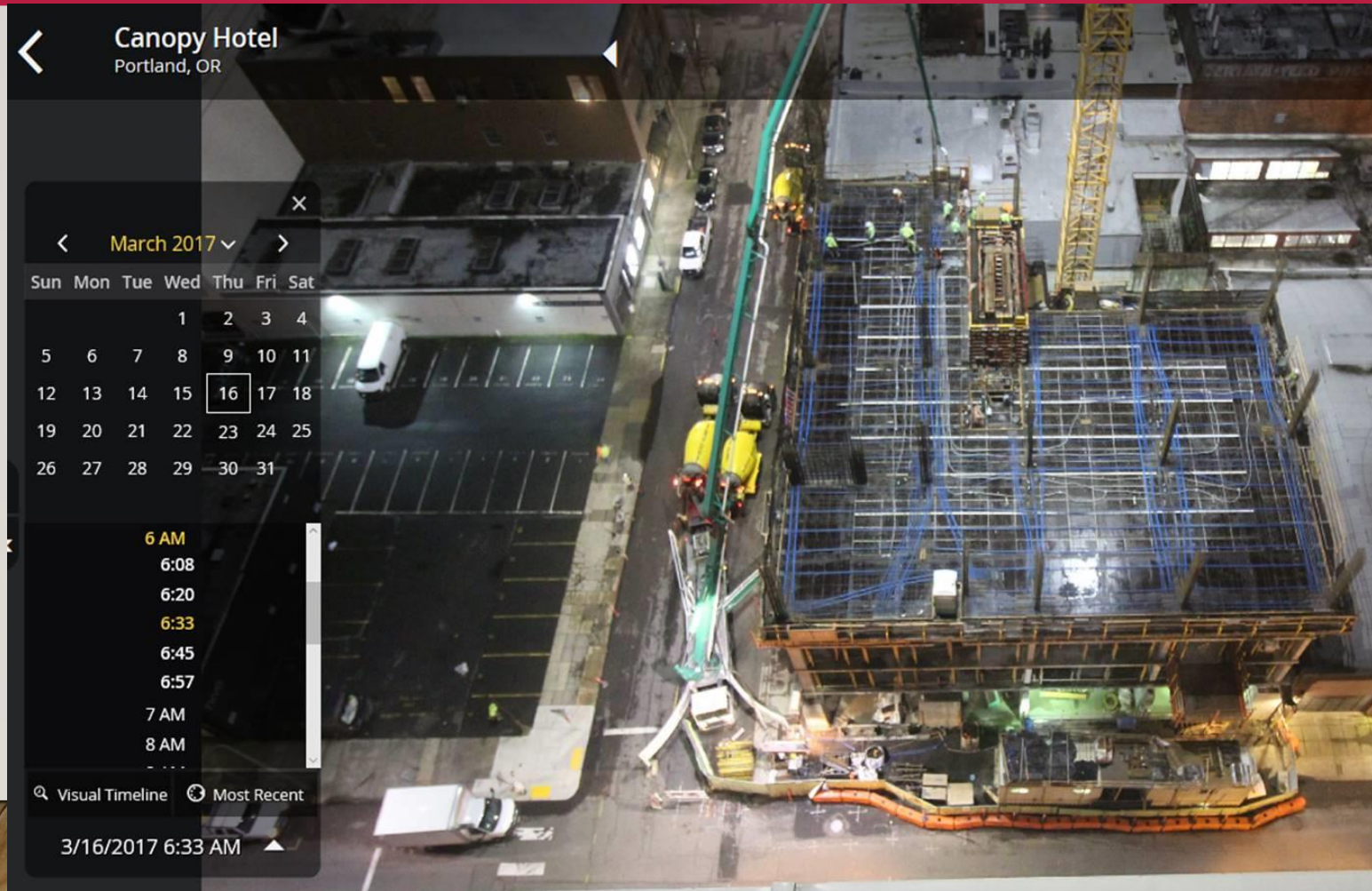
MARCH 30TH CONCRETE POUR SUMMARY

- Project work time was 14 hours plus on the pour
- No specific challenges impacted the project
 - such as blocked pumper trucks
 - or weather issues slowing the work down
 - No worker injuries

MARCH 16TH POUR : 5:30 AM CONCRETE PUMPER SETTING UP FOR THE DAY



MARCH 16TH POUR : 6:30 AM CONCRETE POUR STARTS



Canopy Hotel
Portland, OR

March 2017

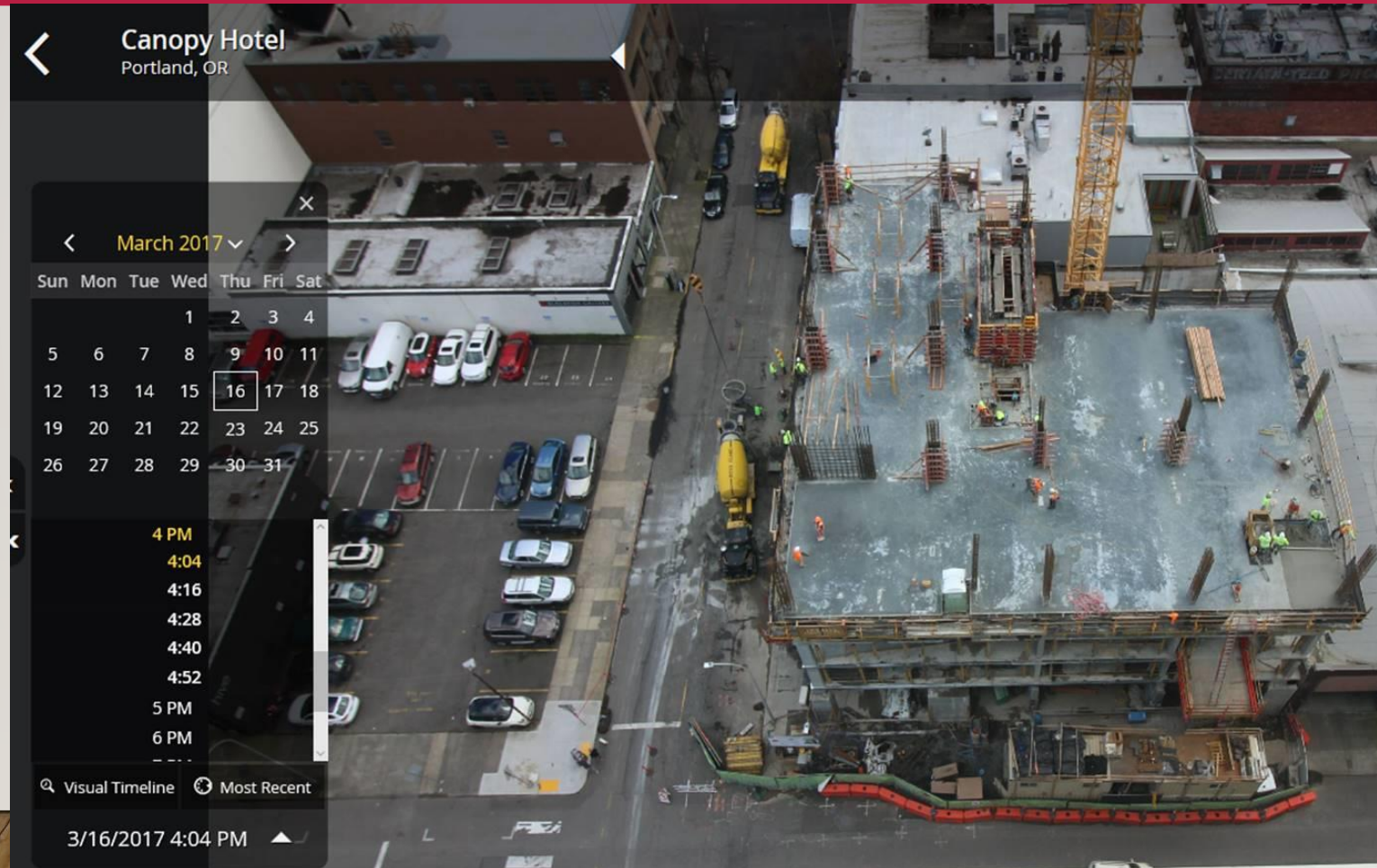
Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

6 AM
6:08
6:20
6:33
6:45
6:57
7 AM
8 AM
...

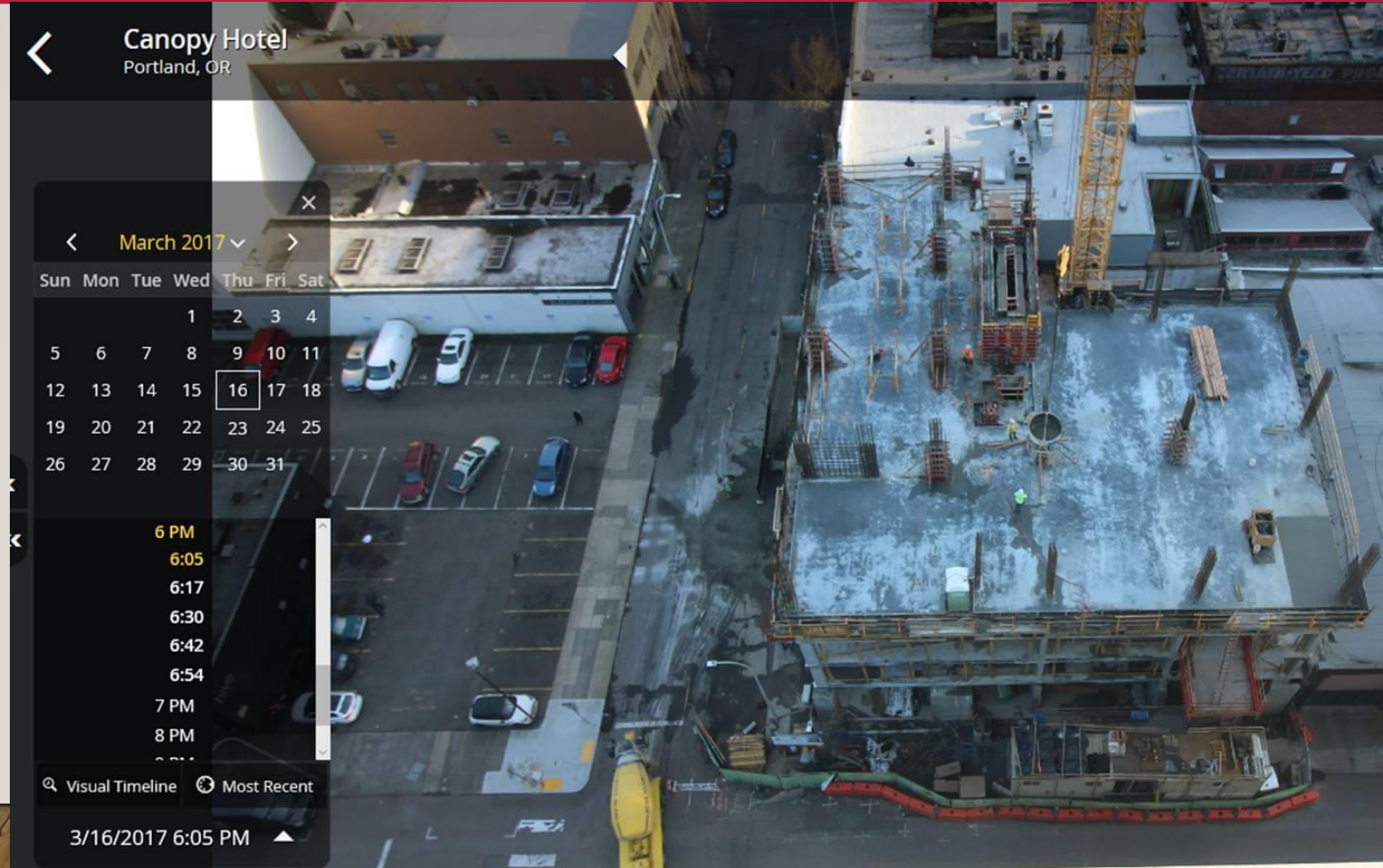
Visual Timeline Most Recent

3/16/2017 6:33 AM

MARCH 16TH POUR : 4 PM CONCRETE DESK FINISHING, POURING OF COLUMNS AND SHEAR WALLS



MARCH 16TH POUR : 6 PM LAST CONCRETE TRUCK LEAVING SITE



MARCH 16TH CONCRETE POUR SUMMARY

- Project work time was 13 hours plus on the pour
- No specific challenges impacted the project
 - such as blocked pumper trucks
 - or weather issues slowing the work down
- Misread on permit language by new construction applicant translated into a Citation from Noise Office

FINAL SUMMARY FOR COUNCIL

- The Noise Office always first seeks solutions to night time construction noise impacts
- Noise variances seek to adapt as best as possible to several unpredictable factors in the development process such as weather , temperature and length of time to complete a job.
- The Noise Office efficiently works with just 3½ FTE to best serve the entire community of Portland.
- Construction noise impacts are just one small part of our work efforts in Noise Control.
- Construction noise variances garner few complaints