

Briefing Memorandum

DATE: November 7, 2018
TO: Councilman Brooks
FROM: Zach Rothmier, Legislative Analyst
SUBJECT: Construction operating hours RE: noise

BACKGROUND: Denver allows construction noise between 7 a.m. and 9 p.m. on weekdays and 8 a.m. to 5 p.m. on weekends. The allowance is uniform across the city, prompting complaints from suburban districts with infill projects and urban districts with infrastructure improvements.

The Board of Public Health can offer a variance on construction hours, if the construction is deemed to interfere with traffic or jeopardize public safety if performed in the daytime hours.

PROBLEM: Denver's allowable construction times are within the range of our neighboring municipalities and comparable cities. The major exception is Boulder's 5 PM stop time. (Appendix A)

CURRENT STATUS: The allowable construction hours are defined in the DRMC **Sec. 36-7**.

POLICY OPTIONS: Council may change the allowable construction hours by ordinance.

NEXT STEPS: If Council determines that they would like to change the allowable construction hours, Legislative Services will work with the City Attorney's to draft the ordinance to be heard in LUT.

Appendix A

Denver Construction times

Town	Start	End
Denver	7:00 AM 8:00 AM	9:00 PM *Weekdays 5:00 PM *Weekends

Local Construction times

Town	Start	End
Arvada	7:00 AM	9:00 PM
Wheat Ridge	7:00 AM	7:00 PM
Lakewood	6:00 AM	9:00 PM
Littleton	7:00 AM	9:00 PM
Englewood	7:00 AM	7:00 PM
Cherry Hills	7:00 AM 8:00 AM No outside construction	6:00 PM *Weekdays 4:00 PM *Saturday Sundays
Greenwood Village	7:00 AM 8:00 AM 10:00 AM	7:00 PM *Weekdays 7:00 PM *Saturday 7:00 PM *Sundays
Aurora	7:00 AM 8:00 AM	9:00 PM *Weekdays 5:00 PM *Weekends
Commerce City	7:00 AM	8:00 PM

Boulder	7:00 AM	5:00 PM
Fort Collins	7:00 AM	8:00 PM
Colorado Springs	7:00 AM	7:00 PM

National Construction Times

Town	Start	End
Portland	7:00 AM	6:00 PM *Mon-Sat
Seattle	7:00 AM 9:00 AM	10:00 PM *Weekdays 10:00 PM *Weekends
San Diego	7:00 AM	7:00 PM
Boston	7:00 AM	6:00 PM *Weekdays
Baltimore	7:00 AM	7:00 PM
Austin	7:00 AM	10:30 PM