

November, 2016
BUILDING DIVISION

CONSTRUCTION SITE HEALTH & SAFETY EXPECTATIONS

The City of Surrey strives to maintain a safe work environment for its employees and contractors and insists upon the enforcement of safe practices and procedures in all of their work activities. **Owners, Permit Holders and Contractors** must help keep construction workers safe and reduce injuries on the work site. It is every employer's and contractor's responsibility to ensure that workers and the public are protected from potential workplace hazards.

An applicant for a building permit or demolition permit needs to be aware that all Owners, Permit Holders and Contractors are expected to conform to the requirements of the Workers' Compensation Act, the WCB Occupational Health & Safety Regulation (OHSR), and to all federal, provincial and local laws, bylaws and regulations.

The following information outlines the typical health and safety requirements, but does not relieve the Owner, Permit Holder and Contractor from becoming familiar with and complying with all applicable local, provincial and federal laws, regulations and bylaws.

WorkSafeBC:

WorkSafeBC (WSBC) will be notified by the City of each demolition and renovation permit issued by the City. WSBC requires that a survey of hazardous materials, such as asbestos in buildings constructed prior to 1990, be completed by a qualified person, as defined in OHSR 20.112, before any demolition or renovation work begins. WSBC also requires written clearance report confirming that all hazardous materials identified in the survey have been either safely contained or removed. Both the survey and clearance report are required by WSBC to be available at the worksite. The original copy of the survey identifying all existing hazardous materials, clearance report and Notice of Project shall be submitted by the property owner to WSBC prior to commencing any demolition work. For further information please contact WSBC at **604-276-3100**.

Construction of a New Building or Renovation of an Existing Building:

A '**Notice of Project**' must be filed with WSBC no less than 24 hours prior to the start of construction related activities. Filing of a '**Notice of Project**' is a legal requirement for any new building or any renovation construction project with a material and labour cost of \$100,000 or more.

A 'Notice of Project' can be filed online at: worksafebc.com/construction

Owner/Permit Holder/ Contractor Responsibilities:

It is the responsibility of every owner, permit holder and contractor to provide safe access to the workplace for City Officials by means that include, but are not limited to, the following safety measures:

- A safe and clear access route to the worksite must be provided.
- The inspection area and all paths from the site access point to the work area must be free from slipping and tripping hazards.
- Guards and handrails must be installed before City Officials carrying out inspections where there is a difference in elevation of more than 600 mm between the walking surface and the adjacent surface, or where the adjacent surface within 1.2 m of the walking surface has a slope of more than 1 in 2 (BCBC Sentence 9.8.8.1.(1)).
- In buildings under construction, all floor openings must be properly covered to prevent accidental falls.
- Pre-1990 buildings must be free of building material debris and accumulation of dust in the inspection area and access paths to the inspection area.
- Interfering pipe insulation or other mechanical insulation must be removed to not restrict inspections.
- Appropriate ramps, ladders, and stairs must be provided for City Officials.
Trenches over 1.2 m (4 ft.) deep must be provided with shoring and/or an engineering report indicating access is safe. (*Per WorkSafeBC "trench" means an excavation less than 3.7 m (12 ft.) wide at the bottom, over 1.2 m (4 ft.) deep, and of any length.*)

Failure to meet these requirements may result in termination of the inspection and an additional fee to reschedule the inspection.

City Officials have all received workplace hazards awareness training. A City official must refuse to work if continuing to do so would endanger the health and safety of the employee, fellow employees or others.

The owner is responsible for providing safe access to the workplace. Failure to do so may result in a City Official's refusal to enter the worksite and a 'Stop Work Order' being posted until the safety concern is corrected.

This document does not replace the Workers' Compensation Act or WSBC OH&S regulation. Each individual Owner/Permit Holder/ Contractor must have specific health and safety safe work rules and procedures that apply to their work tasks. Each Owner/Permit Holder/ Contractor must comply with the Workers' Compensation Act and WSBC Occupational Health & Safety Regulation.