

Noise Control Code Amendments

Construction Noise & Sleeping Areas

Action

Nick Whipple, Code and Policy Director

Mathieu Menard, Senior Planner

Development Services Department

April 23, 2024



Action

Discuss Ordinance Options. Following discussion, staff recommends that Council adopt Ordinance Option A.



Agenda



Background



Council Requested Information



Proposed Changes & Options



Sleeping Areas BCCA

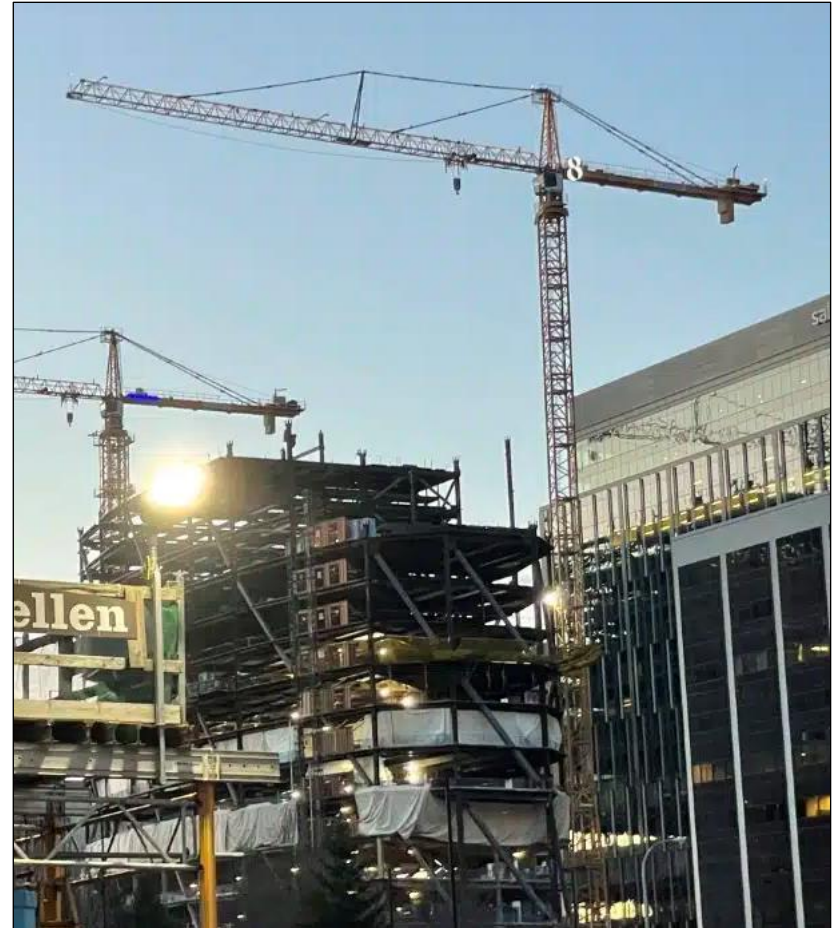


Process



BCCA Objectives

- Minimize public to exposure of excessive noise
- Support development
- Establish additional instances for construction noise
- Streamline permitting
- Codify notification process
- Lower the cost to build multifamily housing (sleeping areas BCCA)



Feb. 26 Study Session

- General support for sleeping areas change
- Request for additional data
- Direction to return with option for reduced “by-right” construction noise hours near low-density residential areas



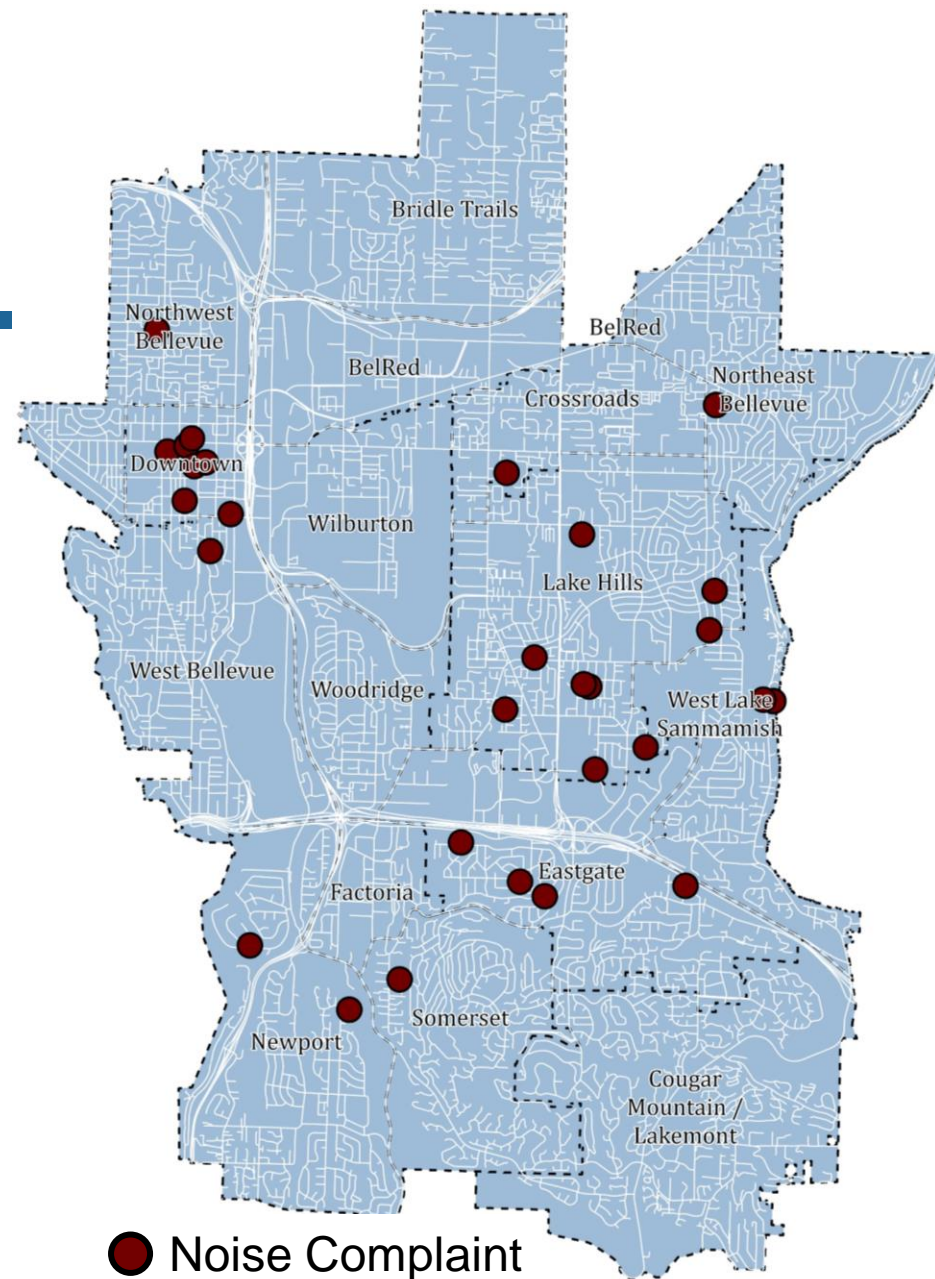
Comparison to Other Cities

Jurisdiction	Weekdays	Saturdays
Bellevue	7 a.m.-6 p.m.	9 a.m.-6 p.m.
Kirkland	7 a.m.-8 p.m.	9 a.m.-6 p.m.
Redmond	7 a.m.-10 p.m. unless impacting residential zones, then 7 a.m. to 7 p.m.	7 a.m.-10 p.m. unless impacting residential zones, then 9 a.m. to 6 p.m.



Noise Complaints

- 158 construction noise complaints in 2023
- Majority handled by BPD- no data
- Map shows location of properties submitted to DS Code Compliance
- Most complaints in summer months



Construction Noise BCCA

- Clarifies the current & proposed types of construction noise that may apply for expanded hours
- Establishes process for written notification to nearby properties
- Establishes process to allow multiple exemptions in a single application within a 30-day time period



Proposed BCCA Hour Options

Option	Day	Hours*
Option A (February 26 proposal)	Weekdays:	7 am to 6 <u>7</u> pm
	Saturdays:	9 am to 6 pm
Option B (citywide approach)	Weekdays:	7 am to 6 <u>8</u> pm
	Saturdays:	9 <u>8</u> am to 6 pm
Option C (zoned approach)	Weekdays:	7 am to 6 <u>8</u> pm, except near low-density residential: 7 am to 6 <u>7</u> pm
	Saturdays:	<u>8</u> 9 am to 6 pm, except near low-density residential: 9 am to 6 pm
*Current & proposed exempt hours		



Considerations

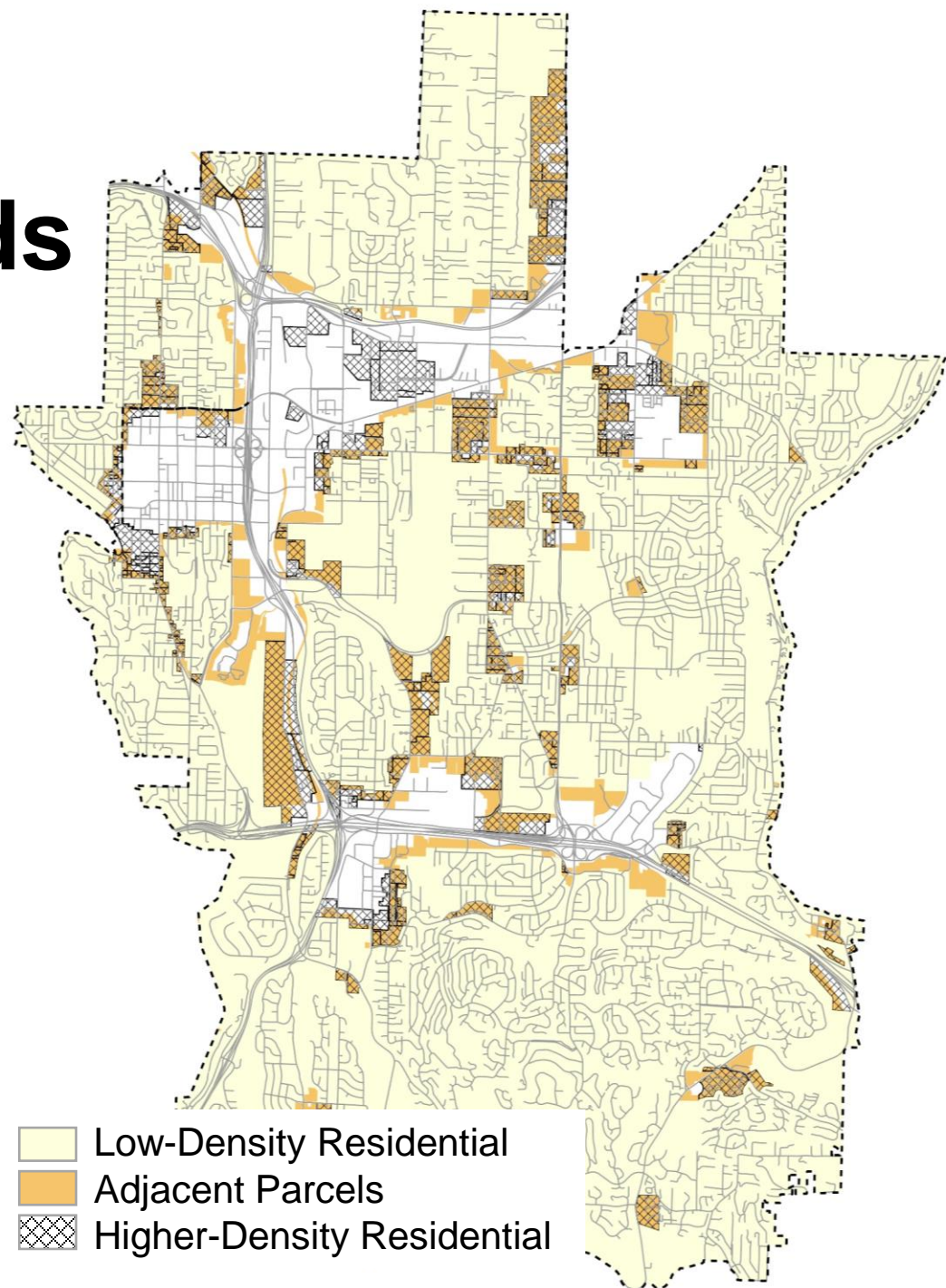
Staff recommendation: Option A (February 26 proposal)

- Treats all properties equally under the code
- Easier to administer and understand for staff, public, and construction crews
- Sets consistent expectations for construction noise
- Potential to minimize construction noise complaints
- Limits overall duration of construction noise impacts
- Lowers the cost of housing construction
- Balances quality-of-life and construction length considerations



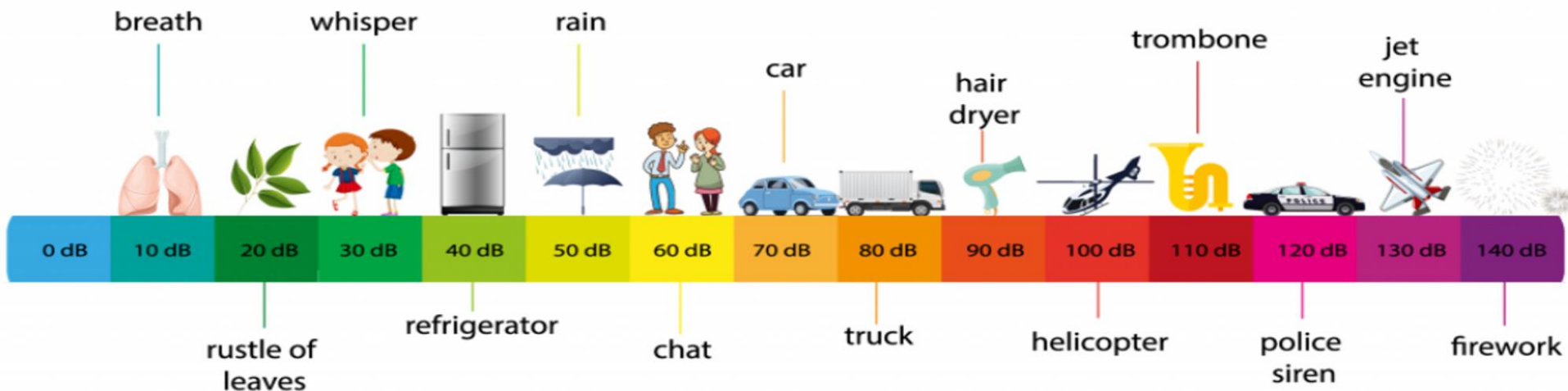
Residential Neighborhoods

- Option C would impact substantial portion of higher-density residential area
- Does not take into account other residential areas of the city



Sleeping Areas BCCA

- Current noise level requirements in decibels (dBA):
 - 40 dBA or lower for sleeping areas
 - 45 dBA or lower for nonsleeping areas
- Proposed BCCA:
 - 45 dBA or lower for sleeping areas
 - 45 dBA or lower for nonsleeping areas



BCCA Process

Action	Date
Phase 1: Amplified Sound BCCA Adoption	April 11, 2022
Phase 2: Outreach/Engagement	Spring 2023-present
BDC Meeting	January 10
City Council Study Session	February 26
City Council Action	April 23



Action

Discuss Ordinance Options. Following discussion, staff recommends that Council adopt Ordinance Option A.

