

# Phase 2: Construction & Sleeping Areas Noise Code Amendments BCCA

## Study Session

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**Development Services Department**

February 26, 2024



# Direction

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Provide input and direct staff to prepare the proposed BCCA for action at a future meeting



# Agenda

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Objectives



BCCA Components



Process

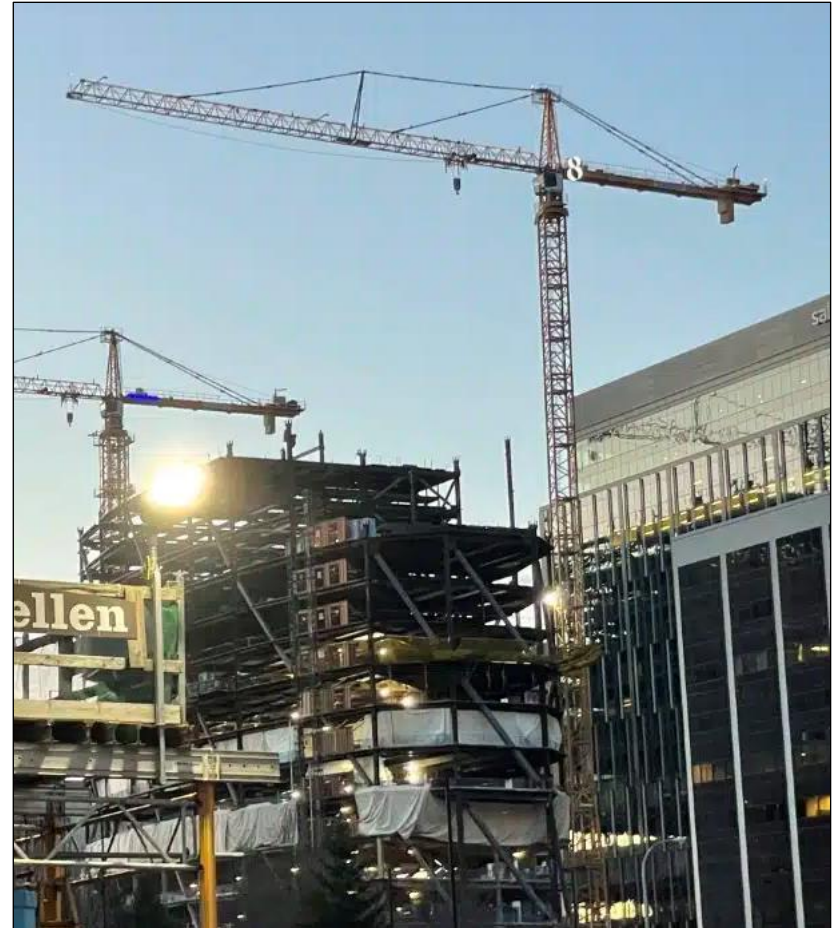


Stakeholder Outreach



# 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)



# Proposed BCCA

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Current & **proposed** exempt hours:

- Weekdays: 7 am to 6 **7** pm
- Saturdays: 9 am to 6 pm

(except SF additions/remodels authorized until 8 pm)



# Proposed BCCA

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- Code allows for extensions for construction noise
- Current & **proposed** construction activities:
  - Mitigating transportation impacts (**broadening list of example activities**)
  - **Mitigating safety hazards**
  - Construction on schools and essential gov't facilities which cannot be undertaken during exempt hours
  - **Certain construction tasks that take longer than 12 hours**
  - Construction activities ~~and site stabilization before winter~~ **to avoid or mitigate impacts from inclement weather (or bad air quality)**; or
  - Emergency work
  - Sounds created by construction will not exceed maximum permissible noise levels



# Proposed BCCA

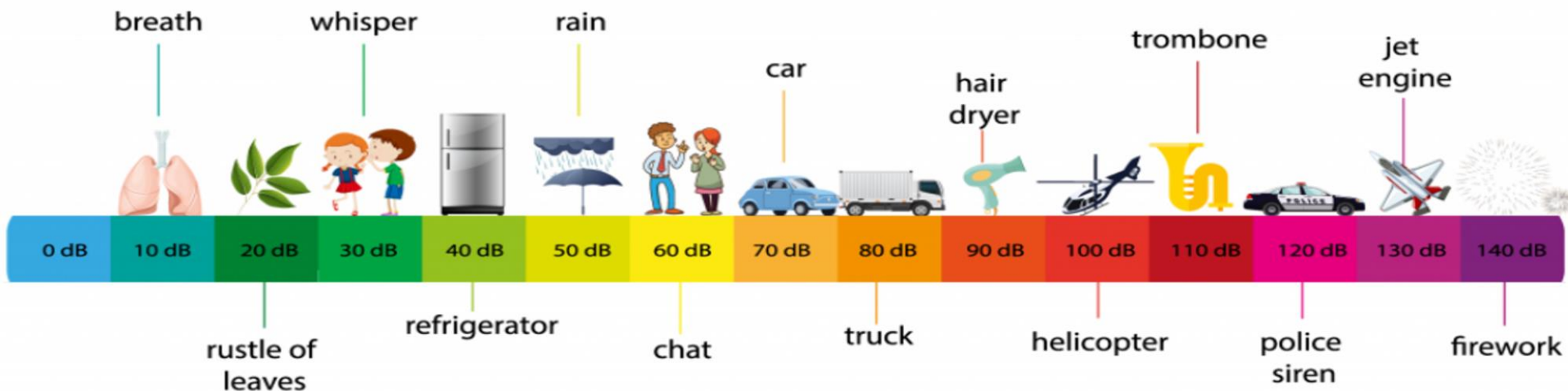
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- Establish process for written notification to nearby properties
- Establish process to allow multiple exemptions in a single application within a 30-day time period



# 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





# Stakeholder Outreach

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- Direct engagement with:
  - Bellevue Development Committee
  - Construction firms
  - Bellevue Downtown Association
  - Bellevue Downtown Residents Association
  - Spring District Residents
- Webpage and publication in DSD Newsletter (over 12,000 subscribers)



# Construction Noise Complaint Process

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- Potential noise violations investigated subsequent to noise complaint
- After-hours violations are handled by BPD
- Noise complaints can be made by:
  - Calling BPD non-emergency phone number
  - The MyBellevue customer assistance portal



# 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	Future meeting

- Phase 3: Leaf Blower Noise (Q3 2025)



# Direction

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