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Noise Variance / Permit

Application #: 4304016

Applicant: HOFFMAN CONSTRUCTION COMPANY *GEOFF CHRISTIE*
805 SW BROADWAY ST, SUITE 2100
PORTLAND, OR 97205

Organization:

Activity: CONSTRUCTION - RESERVOIR CONCRETE PUMPING AND
PLACEMENT- 12 LARGE POURS

Event Location: WASHINGTON PARK RESERVOIR #3

Date(s): Dec 1, 2018 through Nov 30, 2019

Hours: 2:30 am - 7:00 pm

FILE COPY

BACKGROUND:

Title 18 establishes sound levels based on the zones of both the source and receivers of noise. Events that produce noise above permitted levels may be considered for variance from the code. The Noise Review Board is charged by code to review and act upon some of these applications. The review must consider the physical characteristics; times & duration of the emitted sound; the geography, zone and population density of the affected area; whether the public health, safety or welfare is impacted; whether the sound source predates the receiver(s); and whether compliance with the standard would produce hardship without equal or greater benefit to the public. The code does not preclude review of other factors, nor does it specify the weight to be given to each criterion.

REQUEST:

Request from Geoff Christie, Hoffman Construction Company to perform multiple large concrete pours of 800-100 yds. That will make up the slab of reservoir walls, columns, and the reservoir lid..

FINDINGS:

- A. The public's health, welfare and safety are not affected by the anticipated noise levels, except possible temporary interference with sleep at later hours and for closer-in properties.
- B. The sound source does not predate receivers.
- C. The last criterion in reviewing Noise Variances speaks to a sort of "balancing test", in which compliance/non-compliance is measured against the "public good." Will the denying of this application produce hardship without equal or greater benefit to the public? Based on the potential traffic disruptions that would occur without this variance, the Noise Officer finds that denying this request will not benefit the public good.

D. The reservoir slab is divided into 12 large pour zones. These pours will range from 800-1000 yards of concrete each; thus 80 to 100 concrete delivery trucks. Due to geotechnical restrictions (ancient landslide above) and stringent placement and curing requirements, we are required to excavate and place the tank slab in 50-foot sections. Due to this, the slab is sections into these large pours, occurring approximately every 30 days, over the next 12 months. Because of this, these 12 slab pours must start early in the day for the following reasons:

- 800 – 1000 yards of concrete per slab pour
- Site is very tight and congested and not easy to get to with the typical daily traffic surrounding Washington Park
- Traffic is much lighter early in the morning and this will allow concrete trucks to arrive and place the concrete within our narrow, contractual concrete placement time window.
- Once the concrete is placed, it must be finished the same day
- Once the concrete is finished, the concrete must be thermally protected the same day
- Once the concrete is thermally protected, the concrete must water cured the same day

E. Pouring, finishing and curing each of the 12 slab sections will take up to 16 -18 hours to complete all the specified and contractual steps in one day. Early starts of these pours are required to complete the work in a timely manner per the Water Bureau's specified and contractual requirements.

F. The vertical elements of the reservoir (walls and columns) will begin once reservoir slab section 3 is complete, in spring of 2019. The pouring of the walls and columns will occur daily. These pours should be started and completed within the typical 8- hour shift window. In some case, the pouring of the vertical elements will occur on the same day as the remaining slab pours (slab sections 4-12). Walls and columns are not on the critical schedule path and thus, are less of an issue but increases delivery trucks on site, and creates more of a logistical challenge. The reservoir roof structure will follow the walls and columns in a similar matter, however should not start until the slab sections are completed, thus reducing truck traffic overall.

G. Hoffman Construction and the Water Bureau have had continuous Neighborhood and Business District outreach over the past three years. The proposed trucking route is part of the approved construction permit as well. Due to the prearranged and specific haul route, the Noise Office has no intent to amend this portion of the project at this time.

Approved, with the following conditions:

- A. The variance shall run from December 1, 2018 through November 30, 2019. The hours of the variances construction shall be from 2:30 a.m. to 7:00 p.m.
- B. This variance shall allow 12 concrete pours beginning at 2:30 am, 1 time per month, with an additional 2 pours for contingency, in case of anything going wrong.
- C. All other pours will be expected to occur within regular construction hours. If this becomes problematic, applicant shall notify the Noise Office
- B. From 6:00 p.m. until 9:30 p.m., the contractor will be required to use 'smart alarm' back up beepers, instead of a standard reversal alarm, for all equipment activity. After 9:30 p.m. and until 7 a.m. the following morning, back up alarms will be disconnected and spotters will be used to safely back up vehicles.
- C. The Applicant shall work to utilize a direct connection to power whenever possible. Use of gasoline or diesel generators or other stationary equipment such as light plants will be isolated from any residential neighbors with the safe use of a 3/4 inch plywood enclosure that does not impact the need of the unit to be properly ventilated.
- D. The Applicant will send complaint reports along with a complaint log and details of how the problem was resolved to the City of Portland Noise Control Officer. These logs can be emailed to the Noise Office at noise@portlandoregon.gov.
- E. On Sundays no work shall be permitted.
- F. Notice shall be given to the neighborhood residents. The notice will include a contact person and