



City of Carmel-by-the-Sea
Building Safety Division
Standard Operating Guidance
SOG 20-04– COVID- 19 Emergency Work Only Allowed

Background

On April 3, 2020 the Monterey County Health Officer issued a revised Shelter-in-Place (SIP) order with specific guidance on allowable construction work under the Order. The City of Carmel is charged with enforcing the construction work provisions under the order. This SOG provides further guidance on the Building Safety Division will be managing requests for essential or emergency work through the end of the SIP Order.

Citations

CA Health and Safety Code Sections 101040, 101085, and 120175
CCR Title 24, Part 2, Volume 1 CA Building Standards Code Sec. 105.6
Carmel Municipal Code Section 15.08.010 Building Code Adopted
Monterey Co. Health Director, Shelter-in-Place Order dated April 3, 2020

Guidance

In general, under the Order all non-essential, non-emergency construction activities were required to cease on April 3rd until the SIP order is lifted. The City has been working with the construction community for the past three weeks to allow time for current project sites to be made safe and secure prior to shutting down as stipulated in Sec. F (vi)(7) of the Order. All projects which did not involve essential or emergency work as described in the Order and City guidance documents, as approved by the City were mandated to be made safe and secure and shut down by the close of business on Friday, April 17, 2020.

At this time, the Building Official has determined that all work essential to the safe and secure shutdown of project sites should have been completed with a very few exceptions, which have already been addressed with specific, documented City authorizations. Therefore, no further requests for “essential” work required to make construction sites safe and secure for shut down will be considered after 5:00 pm on April 22, 2020.

“Emergency” work required to maintain a person’s place of residence in safe, sanitary, habitable condition; or to keep an “Essential Business” as defined in the Co. SIP Order operable and open for serving their essential function, will still be considered on a case-by-case basis. Emergency work is defined as work required to:

1. Keep required plumbing, mechanical, and electrical systems safe and functional to the extent required by the CCR Title 24. This does not include the non-emergency installation or replacement of systems or components. Only work to restore an existing system will be considered.

2. Repair structural failures in buildings or retaining structures to the extent that the work is necessary to make the structure stable and safe until permanent repairs can be made following lifting of the SIP.
3. Stabilize slopes which, due to weather or other natural factors, have become unstable and threaten the health and safety of the public or environment as determined by the Building Official or Environmental Compliance Manager.

No other work, except as described above, shall be authorized until the Co. SIP Order has been lifted or revised to allow a resumption of construction work.