



City of Walnut Creek
Development Review Services
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After-Hours Work Permits

Regulations

Section 4-6.203 (f) of the Municipal Code restricts the time work may be conducted on construction projects to the hours of 7:00AM to 6:00PM weekdays, which are not City holidays.

Work Requiring a Permit. Note that this restriction only applies to work that requires a permit. That is, projects that do not require a permit to build are not regulated by these provisions. Please refer to the Building Division Web Site at <http://www.walnut-creek.org/building> for a list of projects that do not require a permit by specific Municipal Code or by City Policy.

Discretionary Review. The Chief of Code Enforcement (Chief Building Official) may grant permission for work to be done during other times for good cause, based upon the following criteria:

- 1) If the public health, safety and welfare will not be impaired, and
- 2) That loss or inconvenience would result to any person in interest by not allowing the work to be undertaken during times other than that specified in the Municipal Code.

Emergency Work. In case of urgent necessity in the interest of public health and safety, the Chief of Code Enforcement may issue a permit to conduct emergency work for a period not to exceed three days or less while the emergency continues.

Fees

An administrative fee applies to each After-Hours Work Permit in accordance with City of Walnut Creek's Fees and Charges.

Guidelines

After-hours permits issued under non-emergency conditions become void immediately upon the city receiving noise-related complaints of the construction activity – this is specifically stated on the permit. Where after-hour permits are issued for weekend work, work hours are generally limited to 9:00AM to 5:00PM on Saturdays and 10:00AM to 4:00PM on Sundays. An after-hours permit is generally not issued for a project for which the city has already received a noise-related complaint of work outside the normal work hours. Projects are evaluated on a case-by-case basis. However, the following guidelines currently apply:

Residential Projects. After-hours permits are generally not issued for projects within residential areas. An exception has been given to single-family and duplex residential permits that are owner-builder and that are not hiring any contractors to perform any portion of the construction. These after-hour permits have specific conditions that must be followed.

Commercial Projects. Commercial projects are evaluated based upon the proximity of the work relative to residential neighborhoods and the nature of the work to be conducted. Generally, commercial projects within a block of residential neighborhoods are not issued after-hours work permits due to the likelihood of residential neighbors being affected by noise.

Emergency Work. Examples of emergency situations include, but are not limited to, re-roofing projects where inclement weather is anticipated and electrical or plumbing work required due to failure of electrical mains or fuel-gas piping leaks.