

**LEGISLATIVE DIGEST**

[Emergency Ordinance - Limits on Certain Construction Noise During COVID-19 Pandemic]

**Emergency ordinance to impose temporary limits on construction noise inside apartment buildings during the COVID-19 pandemic; and affirming the Planning Department’s determination under the California Environmental Quality Act.**

Existing Law

There is no existing law being amended.

Amendments to Current Law

This emergency ordinance will prohibit construction work using powered construction equipment inside a residential building of three units or more, if there are tenants residing in at least one of the units, unless the noise level of the construction work measured from inside the occupied unit or units is not more than 5 dBA above the ambient level. The terms “ambient,” “noise level,” and “powered construction equipment” are as defined in Police Code Section 2901 and the noise level is measured in accordance with Police Code Section 2902. This prohibition does not apply if the property owner has reached an agreement to relocate or make other accommodations acceptable to the affected tenant or tenants

Background Information

Residential tenants across San Francisco are attempting to comply with Shelter in Place Orders, working from home, attempting to care for themselves and family members, and potentially soon to be homeschooling children. At the same time, many tenants are also encountering the added disruption of construction taking place in the apartment buildings in which they reside. In many cases, this construction activity creates continuous noise by powered equipment at very disruptive noise levels. This legislation would require some accommodation to the tenants to ameliorate this situation while still allowing construction to proceed.