

## TOWN OF LOS ALTOS HILLS

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# Requirements for Building and Construction Activities

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On March 31, 2020, the Health Officer for Santa Clara County extended the shelter in place Order until May 3, 2020. The Order provided updated restrictions to slow the spread of the COVID-19 disease. The Order is mandatory and issued under the authority of California law, and all residents and workers in Santa Clara County are required to comply. For building and construction activities, the following requirements shall apply:

### **Essential Businesses and Activates Exempt from the Order**

1. Construction, but only of the types listed in this subparagraph below:
  - Projects immediately necessary to the maintenance, operation or repair of Essential Infrastructure;
  - Projects associated with Healthcare Operations, including creating or expanding Healthcare Operations, provided that such construction is directly related to the COVID-19 response;
  - Affordable housing that is or will be income-restricted, including multi-unit or mixed-use developments containing at least 10% income-restricted units;
  - Public works projects if specifically designated as an Essential Governmental Function by the lead governmental agency;
  - Shelters and temporary housing, but not including hotels or motels;
  - Projects immediately necessary to provide critical non-commercial services to individuals experiencing homelessness, elderly persons, persons who are economically disadvantaged, and persons with special needs;
  - Construction necessary to ensure that existing construction sites that must be shut down under this Order are left in a safe and secure manner, but only to the extent necessary to do so; and
  - Construction or repair necessary to ensure that residences and buildings containing Essential Businesses are safe, sanitary, or habitable to the extent such construction or repair cannot reasonably be delayed;
2. Plumbers, electricians, exterminators, and other service providers who provide services that are necessary to maintaining the habitability, sanitation, and operation of residences and Essential Businesses, but not for cosmetic or other purposes;
3. Arborists, landscapers, gardeners, and similar service professionals, but only to the limited extent necessary to maintain the habitability, sanitation, operation of businesses or residences, or the safety of residents, employees, or the public (such as fire safety or tree trimming to prevent a dangerous condition), and not for cosmetic or other purposes (such as upkeep);

## **Frequently Asked Questions**

### **Can gardening and landscaping services continue?**

Arborist, landscaping, and gardening services can continue only if they are necessary to maintain the habitability, sanitation, operation of businesses or residences, or the safety of residents, employees, or the public (such as fire safety or tree trimming to prevent a dangerous condition). Landscaping services for cosmetic purposes or general upkeep have to stop.

Landscapers and other professionals performing services under contract with governmental agencies should consult the relevant agency to determine whether their services are deemed essential.

### **Can my pool maintenance company come to my house or business?**

Yes, so long as the service is necessary to maintain safety and sanitation. Allowable operations include routine maintenance work like cleaning, chemical balancing and adjustments, and filtration (necessary to, for instance, prevent pool algae from blooming) and safety-oriented repairs.

### **Are there any kinds of special protocols I need to comply with if I'm running an active construction site?**

Yes. All construction sites must comply with the COVID-19 Construction Field Safety Guidelines, which are available online on the [Building Department's webpage](#).

### **I have a contractor scheduled to begin a remodel next week. Can I go ahead with this project?**

You must defer your remodel or renovation project unless it is necessary to restore your home to a safe, sanitary, and habitable space and cannot reasonably be delayed.

### **I am midway through a remodel. Can my construction project continue?**

Residential remodeling projects that are partly completed can continue if delaying completion would pose a safety, security, or sanitation risk to residents or impact the habitability of the residence; otherwise, they must be deferred.

### **I have a construction project that will sustain damage if I do not continue work on it. Can I complete the project if it is not related to provision of healthcare, housing, or essential infrastructure?**

You can perform work on the site only to ensure it is safe and secure while it is shut down in compliance with this Order. This includes sending employees to the construction site to secure the site and ensure it does not sustain damage. You can continue construction on the project only if strictly necessary to prevent damage to the project, e.g. completing a roof or ensuring that there is proper drainage after grading has been completed.

For questions or further clarification about these requirements, please contact the Building Department at (650) 947-2501 or [building@losaltoshills.ca.gov](mailto:building@losaltoshills.ca.gov).

**Note:** *These requirements are based on the Order issued by the Santa Clara County Health Officer on March 31, 2020 and are subject to change at any time by the Planning Director or the City Manager.*