Construction Safety Policy

Effective Date: January 1, 2024

i. Scope

This Construction Safety Policy aligns with the Fitwel v3 Requirements and will be consulted prior to acting on new construction projects or renovations in the building or on the building grounds.

As Atlantic Wharf is a multi-tenant building, this Policy applies to all spaces under the control of building management within the building, including common elevator banks on tenant floors, and the building site.

ii. Construction & Renovation Applications

The Construction Safety Plan applies to all phases of any current or future construction and renovation, including all the following:

- **a.** Planning: conceptual design, schematic design
- **b.** Pre-Construction Project Planning: bidding, schematic design, and plans
- **c.** Construction: sitework and foundation; rough framing; exterior construction; mechanical, electrical, plumbing (MEP); finishes and fixtures
- **d.** Post-Construction: construction administration, closeout, and occupancy.

iii. Safety Requirements

- **a.** Physical and Environmental Health Safety Practices
    - **i.** Require construction project managers to thoroughly establish and implement all the following safety practices to reduce the risks that construction workers, project occupants, neighbors, and visitors may face:
        1. Site security and safety, including adequate lighting and signage
        2. Dust, debris, and waste management
        3. Housekeeping and tripping hazards clean up
        4. Air quality control measures, such as:
            - **a.** Limiting idling machines
            - **b.** Restricting use of high pollutant chemicals and materials.
            - **c.** Spill control measures
            - **d.** Safe storage practices for hazardous materials, such as:
                - **i.** Ventilation practices
                - **ii.** Using secure storage for hazardous chemicals and materials.
        5. Guidelines for heavy equipment operation
        6. Detailed employee roles and responsibilities
        7. Tool safety policy
        8. Heat management practices including but not limited to:
            - **a.** Providing breaks or flexible schedules during the hottest hours of the day
            - **b.** Building sufficient rest time during heat waves
            - **c.** Building expanded health and safety costs into project budgeting
- **b.** Construction Safety Risk Assessment

i. Require construction project managers to implement and conduct a construction safety risk assessment to identify major hazards and security risks that:
    1. Identifies and inventories all on-site:
        a. Chemical products and materials related to construction
        b. Security risks
        c. Safety hazards construction workers and project occupants may face
        d. Vehicular and pedestrian traffic concerns.
    2. Establishes a reporting policy for:
        a. Incidents and hazards
        b. Environmental concerns
        c. Compliance and safety issues.
    3. Establishes a construction safety response plan for when unsafe scenarios arise

c. Safety Equipment
    i. Require all workers on site to be equipped with proper safety equipment dependent on job site needs such as:
        1. Eye protection
        2. Hard hat
        3. Appropriate footwear
        4. High visibility clothing
        5. Provide heat mitigating PPE during heat waves including but not limited to:
            a. Ice vests
            b. Cold safety helmets
            c. Equipment and clothing appropriate for hot temperatures

iv. Community Impact

Implement a community impact assessment* for all construction, major renovations, and public space improvements within the project that includes the following:

a. Publicizes general construction, renovation, and/or improvement plans with surrounding community members.
b. Informs the surrounding community of the timeline for all construction, major renovations, or public space improvements.
c. Conducts a risk assessment and give notice to surrounding community of any of the following potential concerns associated with work:
    i. Noise pollution
    ii. Light pollution
    iii. Traffic issues and road closures
    iv. Parking availability changes
    v. Air quality concerns
d. Requires construction project managers to implement practices to minimize construction-related noise pollution, such as:
    i. Regulating working hours.
    ii. Utilizing quiet machinery.
e. Requires construction project managers to implement practices to minimize construction-related pedestrian and traffic safety, such as:
    i. Minimizing pedestrian obstructions through:

1. Closed sidewalks
2. Scaffolding

ii. Including safety equipment lighting
iii. Establishing a traffic control plan to minimize vehicular and machinery traffic
iv. Scheduling deliveries and machinery use during off-peak hours.

** A community impact assessment is a process for evaluating the effects of a project on a community and its quality of life.*

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