

# 2021 Virginia Construction Code

## CHAPTER 33 SAFEGUARDS DURING CONSTRUCTION

### SECTION 3307 PROTECTION OF ADJOINING PROPERTY

#### **[BS] 3307.1 Protection required.**

Adjoining public and private property shall be protected from damage during construction, remodeling and demolition work. Protection shall be provided for footings, foundations, party walls, chimneys, skylights and roofs. Provisions shall be made to control water runoff and erosion during construction or demolition activities. The person making or causing an excavation to be made shall provide written notice to the *owners* of adjoining buildings advising them that the excavation is to be made and that the adjoining buildings should be protected. Said notification shall be delivered not less than 10 days prior to the scheduled starting date of the excavation.

#### **[BS] 3307.2 Excavation retention systems.**

Where a retention system is used to provide support of an excavation for protection of adjacent *structures*, the system shall conform to the requirements in Sections 3307.2.1 through 3307.2.3.

##### **[BS] 3307.2.1 Excavation retention system design.**

Excavation retention systems shall be designed by a *registered design professional* to provide vertical and lateral support.

##### **[BS] 3307.2.2 Excavation retention system monitoring.**

The retention system design shall include requirements for monitoring of the system and adjacent structures for horizontal and vertical movement.

##### **[BS] 3307.2.3 Retention system removal.**

Elements of the system shall only be removed or decommissioned where adequate replacement support is provided by backfill or by the new structure. Removal or decommissioning shall be performed in such a manner that protects the adjacent property.