

Camillo Properties LLC

STANDARDS OF SAFETY for Subcontractors

Last revised May 1, 2013

The goal of Camillo Properties LLC, from this point forward referred to as "Camillo" (General Contractor) is to ensure that its Subcontractors follow all safety rules and regulations in an attempt to create **SAFE, CLEAN, PROFESSIONAL, ORDERLY and EFFICIENT** residential construction sites.

The term "site" shall mean the entire residential construction site including all structures, facilities, utilities, storage and staging areas, temporary and other buildings as may be involved in a single location, and the same regarding multiple construction sites and/or subdivisions where the Subcontractor is performing work for the General Contractor.

Every Subcontractor employee on a construction site shall strictly follow the safety rules, regulations, statutes and ordinances of federal, state and local authorities, as well as the Subcontractor's own established safety and OSHA compliance programs.

Each Subcontractor's established safety, health, hazard identification and injury prevention programs and implementations shall be in accordance with OSHA and all other safety-related requirements. Additionally, each Subcontractor employee will follow General Contractor procedures that help monitor and confirm Subcontractor compliance.

Subcontractor employee(s) who are observed to be in violation of the above standards and requirements may be barred from the construction site at the discretion of the subdivision Camillo Site Supervisor (from this point forward referred to Site Superintendent).

Serious or repeated violations may result in the Subcontractor being rejected for some period of time, or permanently, from working with Camillo. Any such decision will be solely at the discretion of Camillo.

1. RESPONSIBILITIES FOR OSHA COMPLIANCE & SAFETY

By the nature of Camillo construction requirements, subcontractors are utilized to perform a variety of crafts and specialized types of work. A subcontractor must have the craft-specific knowledge, capabilities, resources, training and experience to successfully complete the contracted work assignment(s) in a safe, high-quality manner in accordance with project specifications.

Consequently, the subcontractor must have control over how work is performed. This includes control over how the subcontractor will comply with safety and OSHA requirements as applicable to its specific work assignment. Camillo expects and requires that the subcontractor bring to the work assignment special experience and capabilities to perform work as contracted in a safe and OSHA-compliant manner.

While Camillo exercises oversight of the contracted operations of all subcontractors, it cannot and does not exercise general supervisory authority over each subcontractor's daily worksite operations.

Direct control of safety at a Subcontractor's daily worksite operations must be the subcontractor's responsibility because only the subcontractor can exercise the kind of consistent daily, ongoing supervision of its employees necessary for effective safety, injury prevention and OSHA compliance.

Camillo, as the general contractor, will exercise reasonable care to prevent and detect subcontractor violations on a work location or job site by:

- Conducting periodic on-site safety inspections of appropriate frequency,
- Maintaining an effective system for ensuring hazards are promptly corrected, and
- Enforcing each subcontractor's compliance with its own safety and health requirements, including OSHA requirements, by utilizing an effective, graduated system of enforcement and follow up measures. These include but are not limited to:
 - o FIRST OFFENSE – Notifying the Subcontractor's Safety Representative of unsafe work practices
 - o SECOND OFFENSE – Issue a fine/back charge of \$50-\$250
 - o THIRD OFFENSE – Subcontractor will be asked to leave our job site

If Subcontractor fails to correct an offense within a reasonable time as determined by Camillo within its sole discretion, then Camillo may, within its sole discretion, take necessary action to bring the worksite under compliance and remedy an infringement or offense to bring it into compliance. Subcontractors that do not comply with and support their own safety programs and OSHA compliance are subject to chargeback for costs of professional consultation and independent compliance monitoring to help confirm Subcontractor compliance, and any costs required to take corrective action(s) on behalf of the Subcontractor as deemed necessary by the Site Superintendent.

Additionally, the Subcontractor will reimburse Camillo for any OSHA penalties and other associated costs to the general contractor as a result of the Subcontractor's noncompliance with OSHA requirements or be subject to chargeback's.

2. WRITTEN SITE-SPECIFIC PROJECT SAFETY PROGRAMS

The Subcontractor will have a written safety program(s) as required by OSHA. A copy of this/these programs will be provided to Camillo upon request.

3. DESIGNATE A PROJECT SAFETY REPRESENTATIVE

The Subcontractor will designate a Safety Representative for Camillo construction project work. This individual will have primary responsibility for managing and monitoring job site safety and OSHA compliance for the Subcontractor's supervisors and personnel on individual residential construction sites and must be well versed and knowledgeable of all requirements instituted by OSHA to ensure full compliance with all OSHA standards and programs.

The Safety Representative will be the individual contacted in the event of an OSHA intervention or inspection, or other regulatory inspection or action at the project location.

The Safety Representative may designate one or more Alternate Safety Representatives to assist and support in performance of these responsibilities.

The Subcontractor will provide Camillo with the name and phone numbers (office and/or mobile) of the designated Safety Representative and any Alternate Safety Representative(s). If no Safety Representative is designated, the listed owner of the subcontractor company will be presumed to be the Safety Representative.

4. DESIGNATE AN INJURY RESPONSE CONTACT

The Subcontractor will provide Camillo with the name and phone numbers (office and/or mobile) of an Injury Response Contact person for the project. The Injury Response Contact person will have primary responsibility for responding to any on-the-job injury or illness suffered by Subcontractor employees on a construction location.

5. SUPERVISOR & EMPLOYEE SAFETY TRAINING

The Subcontractor will train its employees in accordance with OSHA requirements for work assignments and tasks to be performed for Camillo. Documentation of safety and OSHA-required training will be available to Camillo upon request.

6. FIRST AID KITS OR STATIONS & INJURY RESPONSE

The Subcontractor will provide and maintain one or more properly-stocked first aid kits or stations that are readily available to its employees at each residential construction location.

Additionally, the Subcontractor will make arrangements so that at least one person in each work area of the construction site has access to a mobile phone for calling 911 for assistance if required for a serious injury or medical emergency.

Any such emergency will be reported to the Site Superintendent as quickly as possible.

7. SAFETY COMMUNICATIONS TO NON-ENGLISH SPEAKING WORKERS

Subcontractor safety responsibilities and specific OSHA standards require that its employees be provided with safety information and training in a language that they understand. Consequently, the Subcontractor will make arrangements at each construction location to ensure that its employees whose primary language is not English have good and effective at-work communications with supervisors, and are not exposed to accidents and injuries as a result of a "language barrier".

Because the Subcontractor has complete control over the hiring and assignment of its employees, the above responsibilities are solely the responsibility of the Subcontractor.

8. PERSONAL PROTECTIVE EQUIPMENT

The Subcontractor will provide personal protective equipment (PPE) as required by OSHA for work and tasks being performed on a Camillo construction location.

The Subcontractor will require its employees to use PPE, protective clothing and safety equipment (including but not limited to tie-offs, hardhats, safety goggles, safety tape, etc.) as required by the task or job assignment for safety and OSHA compliance. This is the sole responsibility of the Subcontractor.

9. HAZARD COMMUNICATION COMPLIANCE & CHEMICAL SAFETY

The Subcontractor will comply with OSHA requirements for hazardous chemicals in the workplace. This includes ensuring that employees have been specifically trained about OSHA Hazard Communication standards; the location and purposes of Material Safety Data Sheets (MSDS) on the construction location; and safe work procedures regarding any hazardous chemicals to which Subcontractor employees may be exposed during their work.

The Subcontractor will provide the Camillo Site Superintendent with a copy of all MSDS for chemical products that will be used at the subdivision during the Subcontractor's work.

10. SUBCONTRACTOR HOUSEKEEPING

The Subcontractor is responsible for housekeeping in its respective work areas, and for work performed by its employees. This means that Subcontractor work areas will be maintained in an orderly, safe and productive condition.

Accumulation of combustibles, flammable liquids, chemical products, tools not in use, trash and/or refuse is not acceptable and will not be allowed.

Parking, staging and storage of materials and equipment shall be confined to designated areas on each construction location. When a Subcontractor's work material may be dislodged by wind and could create a hazard when left in an open area, it shall be secured by the Subcontractor.

Each Subcontractor will police its work area(s) at the end of the shift and leave the area in a condition that is acceptable to the Camillo Site Superintendent.

11. STORAGE OF GASOLINE & FLAMMABLE CHEMICALS

The Subcontractor will comply with OSHA requirements regarding the storage of flammable liquids during work performed on a Camillo construction location.

This will include ensuring that gasoline, fuels and flammable liquids are safely stored during and after work in accordance with OSHA requirements.

12. FALL PROTECTION

The Subcontractor will comply with OSHA requirements regarding fall protection for residential construction during all work performed on a Camillo construction location and, specifically, in the Subcontractor's work areas.

The Subcontractor also shall reference the Plain Language Revision of OSHA Instruction 3.1, Interim Fall Protection Compliance Guidelines for Residential Construction. STD 03-00-001 [STD 3-0.1A], (1999, June 18) as well as any other applicable guidelines.

13. ELECTRICAL SAFETY

The Subcontractor will comply with OSHA requirements regarding electrical safety for all work performed on a Camillo construction location. This will include ensuring that extension and power cords are inspected before each use in the Subcontractor's area(s) of work, and that any defective extension or power cord is removed from service immediately.

Ground fault circuit interrupters (GFCI) will be utilized for all electrical hook-ups and plug-ins in the Subcontractor's area of work.

14. HOT WORK SAFETY & FIRE WATCH PROCEDURES

The Subcontractor will comply with OSHA requirements regarding welding, cutting, soldering, brazing and other types of "hot work" performed on a Camillo construction location.

15. SAFE USE, HANDLING & STORAGE OF COMPRESSED GAS CYLINDERS

The Subcontractor will comply with OSHA requirements regarding the use, handling and storage of compressed gas cylinders when such equipment is brought onto the project location and used by Subcontractor employees.

16. MAINTAINING SAFE WALKING & WORKING SURFACES

The Subcontractor will comply with OSHA requirements regarding safe walking and working surfaces. This includes keeping stairways, stair landings, walkways and emergency exit routes clear of obstructions, trip and slip hazards. Holes in the floor will be protected by labeled covers in accordance with OSHA requirements.

17. TRAFFIC CONTROL FOR PUBLIC ROADS IN WORK AREA

The Subcontractor whose work requires control of motor vehicle traffic on a public street, road or highway will comply with city and state laws and industry standards.

18. HEALTH, SANITATION & PERSONAL HYGIENE

The Subcontractor will ensure that its employees have access to fresh and clean drinking water while working on a Camillo construction location in accordance with OSHA requirements.

19. COMPLETE COMPLIANCE

The guidelines and requirements set forth above do not address all compliance standards which are to be met by Subcontractor. Subcontractor acknowledges and agrees that it must comply with all safety standards, OSHA or otherwise, that is applicable to it and that at all times it will comply with the same regardless of whether they are addressed herein.

ACKNOWLEDGMENT & ACCEPTANCE:

By signing below, the Subcontractor’s designated authorized representative acknowledges that he/she has read and does understand the requirements of these Standards of Safety, and accepts these requirements as a condition of performing work for Camillo.

Signature: _____

Print name: _____

Title: _____

Date signed: _____

Designated Safety Representative

Name: _____

Office Phone #: _____

Cell Phone #: _____

Alternate Safety Representative

Name: _____

Office Phone #: _____

Cell Phone #: _____