

Memo

To: Council Members

Approved by Council on 1/23/06

From: Bea Aamodt, Public Works Director

CC: Jared Cottle
Micky Webb
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File

Data 1/23106

Re Residential Construction — Policy to accept public infrastructure

In order to implement a universally applicable policy with regard to housing construction and public infrastructure within developments that have not yet been approved by the City, recommendations for Building Permit acquisition and Final Inspections are as follows:

1. No Permits shall be issued until the water system is complete, tested, disinfected and accepted by the Fire Department.
2. Paving and Drainage shall be complete and provide full fire access for the houses to be constructed.
3. Up to 15% of the total number of lots proposed will be permitted prior to Final Acceptance of the public infrastructure. The deficiencies that are found during the final inspection need to be addressed before final acceptance. In the case of an apartment complex, the permits will be issued for 15% of the total buildings.
4. A Plat showing lots for which construction is proposed shall be submitted to the City for review and approved by the Fire Department and Public Works staff prior to permit issuance.
5. Insufficient erosion control measures on the building sites shall be cause to stop work on any or all of the lots permitted prior to Final Acceptance. After Final acceptance of the development, builders are responsible for erosion control and Stop Work notices will be issued for non-compliance.
6. No Occupancy Permits will be issued prior to Final Acceptance of the development by City Council.
7. Before Final Acceptance, the following need to be accomplished:
 - Install all street name signs.
 - Install traffic controls signs including STOP signs and Speed limit signs. The installation of these signs is the responsibility of the developer. The layout needs to be approved by the City Engineer before installation.

- Submit a street lighting plan for approval by engineer.
- Submit "As-Built" plans (one full mylar, one full size paper, one 11x17, one electronic copy)
- Pay all outstanding fees, including inspection fees

These are minimum requirements. The City is not responsible for delays caused by the developer's representatives (i.e. engineers, contractors, etc.) during design and construction. The developer is responsible for monitoring the progress of his/hers engineers and contractors.