

# Memo

**To:** Developers, Engineers, Contractors  
**From:** Ryan Luttmann P.E., Public Works Director  
**Date:** May 2017 (Updated)  
**Re:** Sandpoint Development Requirements

Many of the items discussed in the memorandum are available at [cityofsandpoint.com/publicworks](http://cityofsandpoint.com/publicworks).

**Water and Sewer Rules and Regulations** are hereby included by reference, where conflict occurs Rules and Regulations shall govern.

The **Streetscape Ordinance** and its requirements for curb & gutter, sidewalks and street widening is included by reference. Copies of the Streetscape Ordinance are available in the Public Works Department.

All construction shall be in accordance with Idaho **Standards for Public Works Construction Current Edition**.

Prior to construction the Public Works Department will schedule a pre-development meeting with appropriate parties to discuss development requirements.

Scheduling inspections for all phases of the work are the responsibility of the developer or his designated representative. Failure to call for inspections (263-3428 Sandpoint City Maintenance Shop) will result in excavating or further testing to ensure compliance with City of Sandpoint requirements. City of Sandpoint Rules and Regulations require certification of the as-built drawings by an Idaho licensed professional engineer.

Provided below are specific requirements for Water, Sanitary Sewer, Streets, Storm Water, Sidewalks, Curbs, Curb Ramps, Monumentation, etc. for any development work within the City of Sandpoint and in the case of water within the Water Service Area Boundary of the City of Sandpoint.

All infrastructure work shall be warranted for two years from time of initial acceptance by the City. Acceptance means a written document from the City specifically accepting the work.

Typical Fees for developments are:

1.	Water Main Extension Engineering Review Fee (2 sets of plans)	
	-Subdivisions	\$50/lot
	-Multi Family	\$50/unit
	-Commercial	\$50/1000sq.ft.
2.	Water Main Extension Deposit	\$1000
3.	Water Main Extension Inspection Fee	
	-Subdivisions	\$50/lot
	-Multi Family	\$50/unit
	- Commercial (work not covered by other permits)	\$50 plus actual costs @ \$30/hr
4.	Fire Line Extension Deposit	\$1500
5.	Sewer Main Extension and lift stations Engineering Review Fee (2 sets of plans)	
	-Subdivisions	\$50/lot
	-Multi Family Residential	\$50/unit
	-Commercial	\$50/1000sq.ft.
6.	Sewer Main Extension Inspection Fee	
	-Subdivisions	\$50/lot
	-Multi Family	\$50/unit
	-Commercial (work not covered by other permits)	\$50 plus actual costs @ \$30/hr
7.	Street Inspection Fee	
	-Subdivisions	\$50/lot
	-Multi Family	\$50/unit
	- Commercial (work not covered by other permits)	\$50 plus actual costs @ \$30/hr
8.	Stormwater Permit (fee varies on area)	\$100 Base Fee

All fees are due in advance, prior to any work being done.

## **I. WATER**

### **1. Fire Hydrants - Waterous or Mueller**

- a. Dead end mains shall have standard fire hydrant for flushing purposes.
- b. Following setting, paint with hydrant yellow enamel
- c. FH valves shall be attached to tee at main.
- d. Fire Hydrant requires Stortz Adapter
- e. Snow Flag Marker required Spring Steel Marker Flag 75193 (red/white reflective)

### **2. Water Mains**

- a. PVC C-900 or Ductile Iron Class 150 over 12" must be approved through PW Director  
**Minimum diameter = 8"**
- b. 3M Mid-range markers #1257 shall be placed at each valve
- c. Water Main Pressure Test - Per Section 401 (3.6) of ISPWC Current Edition  
150 lbs. for 2 hour hold time
- d. Water Main Disinfection - Per Section 401 (3.9) of ISPWC – Current Edition; Method to be used shall be Chlorine Tablets or Powder
- e. Where MJ fittings are used Romac Grip Ring Assembly Kits shall be used.
- f. Live main taps shall be by Sandpoint Water at developer's expense. (72 hrs. notice required)
- g. Cast in place thrust blocks shall be placed at change of direction of all water mains and services larger than 2"

### **3. Water Services**

- a. Corp Stop 1" (Ball Type Corp Stop) Sealed Unit (FB 400 Ball Corp) - 1" AWWA/1" male iron thread inlet by 1" male iron thread outlet. Brass construction. (Ford, Mueller, McDonald)
- b. There shall be a separate water service for each lot. No meter will be installed in driveways.
- c. When two water services are installed at a property corner for two lots, and they are laid in a common trench, the curb stops and service line shall not be more than two feet apart. The water services shall be installed on the property corner not having any other utilities.
- d. All water services shall be installed to a minimum of ten feet inside the curb line. All services shall extend past the utility (power, phone, cable and gas) easement.
- e. Curb stop direction shall be determined by the PW inspector.

- f. 3M Mid-range markers #1257 shall be placed at each curb stop and valve.
  - g. Bricks shall be placed beneath corporation and curb stop
  - h. Curb boxes shall be Brooks 250 Series - Full Length, with cast iron flip-top lid, cut off as directed by Public Works Inspector
  - i. Water Service Piping - 1" Iron Pipe Size (IPS) Poly Pipe 200 psi; meeting AWWA C901 and bearing NSF stamp for potable water pipe. Solvent welds not acceptable.
  - j. All bushings, nipples and fittings shall be brass meeting NSF 61 Certification – No Galvanized will be accepted.
  - k. All service saddles shall be double strap – stainless steel straps.
4. **Water Meters – Badger**
- a. Shall be located in ground adjacent to curb stop (provided and installed by City of Sandpoint).
  - b. Dual check valve assembly required.

**5. Miscellaneous**

- a. Manhole Ring and Cover - IFCO 828 Solid Ring and Cover, or equal; City of Sandpoint Design

**6. Contractor/Developer is responsible for all testing prior to acceptance of water mains by the City.**

Testing shall include the following:

- a. Chlorination Test
  - b. Bacteria Test
  - c. Pressure Test
  - d. All test results shall be submitted to and approved by the City prior to acceptance by the City.
7. Tracing wire (12 gauge) shall be placed atop all water mains and shall be brought to the surface at each mainline and fire hydrant valve. Tracing wire shall be placed atop all water mains and water service lines. The wire shall be brought to the surface on the outside of each water service curb box and fire hydrant and inside each valve box.
8. Contractor/Developer is responsible for providing as-built drawings (2 sets of plans) in paper and electronic format (meeting requirements of GIS Coordinator – 255-1877) prior to water system acceptance by the City