

CHAPTER 16-15

CONSTRUCTION OF IMPROVEMENTS AND ACCEPTANCE

16-15-1 SHOP DRAWINGS

Shop drawings shall be submitted in accordance with the Engineering Design Standards. Drawings shall be reviewed and approved by the Developer's Engineer prior to submittal to the City Engineer.

16-15-2 INSPECTIONS AND TESTING

Inspections and testing shall be required as written in the Engineering Design Standards. It is the responsibility of the developer to schedule all required testing and to notify the City Engineer when work is ready for inspections. In the event that the proposed schedules are not met, construction on the project shall cease until the items that are out of compliance are resolved. Failure to comply with the City's standards may result in a moratorium of building permits.

Legislative History:
Ordinance #503, 4/23/13

Authority:
SDCL § Ch. 9

16-15-3 RECORD DRAWINGS

Record drawings shall be prepared and submitted in accordance with the Engineering Design Standards. On projects where City maintained utilities are being constructed, the developer shall be responsible for locating the utilities until record drawings have been approved. Once approved, the City shall assume locating responsibilities.

Legislative History:
Ordinance #503, 4/23/13

Authority:
SDCL § Ch. 9

16-15-4 FINAL INSPECTION OF IMPROVEMENTS

The developer shall notify the City Engineer in writing once all improvements, including the top lift of asphalt, are complete. The City Engineer shall conduct an inspection to determine the status of completion. If all work appears substantially complete and all submittals have been approved, the Engineer shall notify the developer in writing. If necessary, a punch list of items to be repaired or completed shall be included. After the Developer has, in the opinion of the Engineer, completed all deficiencies, written notification will be issued to the Developer indicating the work is complete, conforms to the City's Subdivision Regulations and conditional acceptance is granted.

Legislative History:
Ordinance #503, 4/23/13

Authority:
SDCL § Ch. 9

16-15-5

DEVELOPER'S WARRANTY AND ACCEPTANCE

From the date of completion, the Developer shall warranty all improvements in accordance with the City's Standard Specifications for Public Improvements. The City Engineer shall conduct inspections as necessary throughout the warranty process. If needed a punch list of items to be repaired shall be generated and forwarded to the Developer. Repairs shall be made as necessary. Repaired items shall be subject to an additional one-year warranty starting at the date the repair was completed. Prior to the expiration of the warranty period, the City Engineer shall forward a letter documenting the expiration of the warranty and provide recommendations to the City Council to formally accept the improvements **to the subdivision**. Once formally accepted by the City Council, all maintenance responsibilities and ownership will be assumed by the City.

The acceptance of an improvement shall in no way constitute an assumption by the City of liability for defects in the improvement. By accepting the improvement, the City does not warrant or guarantee that the improvement has been properly designed or constructed. Any errors or omission of the Developer shall not be the responsibility of the City.

Legislative History:
Ordinance #503, 4/23/13

Authority:
SDCL § Ch. 9

16-15-6

INTERIM MAINTENANCE POLICY

Throughout the period of construction and until formal acceptance, the City will provide snow removal service on streets approved by the Public Works Director. Snow removal will not be provided on streets that are gravel or where protrusions above the road surface exist. Manholes and valve boxes shall be flush with the road surface. The Developer shall maintain the improvements and repair or correct any deficiencies that may occur prior to the City Council's acceptance.

Legislative History:
Ordinance #503, 4/23/13

Authority:
SDCL § Ch. 9