

CITY INSPECTION OF REQUIRED IMPROVEMENTS

8.2 CITY INSPECTION OF REQUIRED IMPROVEMENTS

(Also, start-of-construction notice; inspection fee; notice to proceed; stop work order; testing; modifications; maintenance)

A. Purpose

The primary purpose of inspection by the City is to protect the taxpayer's investment by observing and recording development construction activities to ensure compliance with the requirements of these standards. The need for construction inspection is always present and the role of an inspector is often critical in assuring a product of acceptable quality.

B. General

1. Inspection shall include the monitoring of the construction process, inspection of materials and critical activities, and the coordination of sampling and testing events.
2. The place, frequency, and thoroughness of inspection may vary depending on the construction activity, the quality of work exhibited by the contractor, and the availability of inspection personnel.
3. Inspection by the City will not in any way hold the City liable for improvements, nor will it relieve the Developer of responsibility for quality control of the construction project or the need for the Developer to provide engineering, surveying, grade control, and technical personnel as required by these standards or as may be necessary to meet the requirements of these standards.

C. Prior to the start of construction the Developer shall give written notice to the City Engineer. The notice shall include the following:

1. Type of improvement(s).
2. Description of and the amount of work to be completed.
3. Starting date.
4. Duration of construction.
5. Construction schedule.

Construction shall be scheduled continuously until date of completion.

D. Prior to start of construction the Developer shall pay an inspection fee equal to the following, as applicable:

1. 2 percent of the estimated cost of the required public improvements for developments with streets to be accepted by City.
2. 2 percent of the estimated cost of the required public-type improvements for developments with private streets.
3. \$200 or 2 percent of estimated cost of improvements, whichever is greater, for special exceptions. Aforementioned improvements include those that have public impacts relevant to these standards, typically all improvements excluding structures permitted by the Building Inspector.

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The Developer shall submit a list of all discrete improvement tasks, quantities and the related costs. The City Engineer shall review the list to determine which improvements have public impacts relevant to these standards.

The fee shall cover inspection during regular City work hours as well as off-hours to include weekends and holidays, and the contracting by the City of inspection services when necessary.

Fees prescribed above shall be paid at the office of the Engineering Division. Checks shall be made payable to the City of Auburn.

- E. Within 15 days of receipt of written notice, inspection fee and bond as required in subsection 9.3, the City Engineer shall issue a written notice to proceed.
- F. Upon notice from the City Engineer that work on the development is being performed contrary to the provisions of these standards or in an unsafe and dangerous manner, such work shall be immediately stopped. The stop work order shall be in writing and shall be given to the Developer, or the Developer's agent, or to the person doing the work; and shall state the conditions under which the work will be permitted to resume to include payment of a \$250.00 fine and \$250.00 for each day work continues in violation of the written stop work order.
- G. Testing, other than that provided by the Developer, may be required by the City Engineer in order to determine if materials and required improvements are in accordance with approved plans and specifications; said testing shall be coordinated by the Engineering Division and paid for by the Developer prior to final acceptance of the improvements.
- H. If the City Engineer should find, upon inspection of the improvements performed before expiration of the bond, that any of the required improvements have not been constructed in accordance with plans and specifications as approved, he shall so report to the City Manager. The City Engineer shall then notify the Developer and, if necessary the bonding company, and shall take all necessary steps to preserve the City's rights under the bond.
- I. If at any time before or during construction of the required improvements the Developer demonstrates to the satisfaction of the City Engineer that unforeseen conditions make it necessary or preferable to modify the location or design of such required improvements, the City Engineer may authorize modifications provided that the modifications do not amount to a waiver or substantial alteration of the function of any improvements required by the Planning Board.
- J. The Developer or other responsible party shall be required to maintain all public improvements and provide for waste disposal and for snow removal on streets and sidewalks until acceptance of said improvements by the City Council.