

SECTION 1

GENERAL CONSIDERATIONS

1 - 01 INTRODUCTION

The City has adopted the standards herein to encourage standardization of design elements associated with public facilities extensions, building sites, and grading operations. These standards are minimum requirements, and shall be used with good engineering practices. Prior to making any application, the applicants engineer is encouraged to meet with applicable city staff and gather any additional information that may be available for incorporation into their design.

1 - 02 AUTHORITY

RCW Chapter 35.43 charges the City with the authority to prepare standards for construction. Accordingly, this document is written with all approval authority assigned to the Director of Public Works or designated representative.

1 - 03 APPLICABILITY

These Standards have been adopted:

To provide consistent road and infrastructure design elements and construction requirements for developers, private parties, and utility companies, who construct or modify road or right-of-way facilities, including on-site utilities storm drainage, all requiring city permits or approvals.

To provide consistency, wherever possible, between development related construction detailed above and the Department's program for construction of new city roads, reconstruction of existing roads, and attendant infrastructure facilities.

For city road construction projects involving Washington State Department of Transportation (WSDOT) or Federal Department of Transportation (USDOT) funding, and where the standards and procedures involved with the administration of those projects conflict with these standards, such standards and procedures as required by WSDOT or USDOT shall govern.

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1 - 04 REFERENCES

These Standards are intended to be consistent with the most currently adopted provisions of:

Bainbridge Island Municipal Code (BIMC), and more specifically the following:

Title 12, Streets, Sidewalks, and Public Places

Title 13, Public Services

Title 15, Buildings and Construction

Title 16, Environment

Title 17, Subdivisions

Appendix A; Subdivision Standards

City of Bainbridge Island Comprehensive Plan

Washington State Growth Management Act

Washington State Shoreline Management Act

National and State Environmental Policy Acts

National Pollutant Discharge Elimination System Phase II Municipal Stormwater Permit

Department of Public Works adopted policies and procedures

Water System Plan

General Sewer Plan

Puget Sound Water Action Agenda

1 - 05 PRIMARY DESIGN AND CONSTRUCTION REFERENCES

Except where these standards provide otherwise, design detail, construction workmanship and materials shall be in accordance with the most current edition of the following publications produced separately by the Washington State Department of Transportation (WSDOT) or jointly by WSDOT and the Washington State Chapter of the American Public Works Association (APWA).

WSDOT/APWA Standard Specifications for Road, Bridge and Municipal Construction, current edition. To be referred to in these Standards as the “WSDOT/APWA Specifications”.

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WSDOT/APWA Standard Plans for Road, Bridge and Municipal Construction, current edition. These will be referred to in these Standards as the “WSDOT/APWA Plans”.

WSDOT Design Manual.

WSDOT Hydraulic Manual.

WSDOT Traffic Manual.

WSDOT Utilities Manual.

WSDOT Construction Manual.

1 - 06 OTHER DESIGN AND CONSTRUCTION REFERENCES

These references include the most current edition of the following, which shall be applicable when specifically cited in these standards, or when required by state or federal funding authority.

WSDOT Local Agency Guidelines (LAG Manual).

Design criteria of federal agencies including the Federal Housing Administration, Department of Housing and Urban Development and the Federal Highway Administration, Department of Transportation.

A Policy on Geometric Design of Highways and Streets, American Association of State Highway and Transportation Officials (AASHTO).

U.S. Department of Transportation Manual on Uniform Traffic Control Devices (MUTCD), as amended and approved by WSDOT.

Stormwater Management Manual for Western Washington, as amended by BIMC 15.20.

WAC-Standards of Good Practice Chapter 136-40-Accommodation of Utilities on County Roads.

Roadside Design Guide (AASHTO).

American Water Works Association Manuals.

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1 - 07 PERMITS

Permits, approvals, or agreements are required by the City and sometimes other jurisdictions, prior to initiating any construction or demolition work described within these standards.

The majority of work covered under these standards will require multiple permit authority review and approvals. Several types of permits and approvals require prior approval from the authority before a building or other substantial permit can be issued. Any questions regarding information about permits, approvals and agreements related to work covered by these standards should be directed to the Department of Planning and Community Development (Planning Department).

1 - 08 PLAN REVIEW

All plans and drawings in support of the above permits and land use approvals are to be submitted to the Planning Department. Plans and approval drawings are then forwarded to the appropriate city staff and the plan review process begins.

Construction plan and profile drawings are required for all proposed road-related improvements, proposed storm drainage facilities and stream channel improvements. See specific chapters of these standards for submittal requirements. Individuals or firms preparing plans, drawings, specifications, technical reports, etc., for the purpose of obtaining required permits/approvals must meet the professional qualifications stated in Section 1 - 09 herein.

Engineering Record Drawings for roads and drainage facilities will be required prior to final inspection approval. In some cases, these drawings will be required during the inspection process to approve facilities before the next phase of construction can proceed.

1 - 09 PROFESSIONAL QUALIFICATIONS

Professionals in the technical fields of engineering, architecture, or surveying who prepare or are responsible for the preparation of plans, drawings, specifications, calculations, technical reports, etc., for the process of obtaining required permits/approvals from the City shall currently be licensed or registered in the State of Washington to perform within their areas of expertise and qualified by both experience and educational background in the specific technical areas as warranted by the specific needs of the proposed development project.

1 - 10 INSPECTION

Work performed within the public right-of-way, or as described in these Standards, whether by or for a private developer, or by a city contractor, shall be done to the satisfaction of the city engineer and in accordance with

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the approved plans and specifications and these standards. Any revision to construction plans must be approved in writing by the city engineer before being implemented.

The City shall have authority to enforce these standards as well as other referenced or pertinent specifications. The city engineer will appoint project engineers, assistants, and inspectors as necessary to inspect the work and they will exercise such authority as the city engineer may delegate.

It is the responsibility of the developer, contractor or their agents to have an approved set of plans, specifications, and permits on the job site wherever work is being accomplished. If requested by the City engineer, the applicant/developer shall be required to provide tests to substantiate the adequacy and/or placement of construction materials.

It is the responsibility of the developer, contractor, or their agents to notify the city engineer in advance of the commencement of any authorized work. A submittal of a Construction Stormwater Pollution Prevention Plan in accordance with BIMC 15.20, and a pre-construction conference and/or field review will be required before the commencement of any work.

Failure to comply with the provisions of these standards may result in stop work orders, removal of work accomplished, or other penalties as established by law.

1 - 11 ERRORS AND OMISSIONS

At the discretion of the city engineer, any errors or omissions in the approved plans or information used as a basis for such approvals may constitute grounds for withdrawal of any approvals and/or stoppage of any or all permitted work. It shall be the responsibility of the developer to show cause why such work should continue, and make such changes in plans that may be required by the city before the plans are re-approved.

1 - 12 SITE MAINTENANCE

The developer or contractor shall schedule and control the work to comply with all applicable provisions of city land use codes and applicable state and federal codes to prevent any hazards to public safety, health and welfare.

On existing roads or streets, two-way traffic shall be maintained, at all times, unless detour plans have been approved 48 hours in advance by the Engineer. In case of an emergency, telephone notice to Public Works, Police, and the Fire Department will be acceptable.

Roads and streets shall be kept free of dirt and debris.

Pedestrian facilities shall be kept free of obstructions.

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Pedestrian and vehicular access to occupied buildings shall be maintained except where written approval from the building owner has been obtained.

1 - 13 DEVIATION FROM STANDARDS

Deviation from these standards may be granted by the city engineer upon evidence that such deviations are in the public interest and that they are based on sound engineering principles and practices. The requirements for safety, function, appearance and maintainability must be fully met. Desired deviation must be approved prior to construction.

1 - 14 CHANGES TO STANDARDS

The Director of Public Works is authorized to make such additions, deletions, or modifications to these standards, as needed.

1 - 15 PENALTIES

Failure to comply with these standards shall be cause for withholding or withdrawing approval of plans or drawings, withholding of bond, final inspection approval or occupancy certificates, and/or other penalties as provided by law.

1 - 16 SECURITIES

Under certain circumstances or as required by city code, securities may be required by the city to guarantee the performance of, or correct, permitted work. The amount of security shall cover the city's cost to correct deficiencies. The type and amount of security shall be per code or, if not specified, be at the discretion of the city.

Types of securities include but are not limited to cash deposits, assigned savings, and bonds. Securities shall be released by the city upon satisfactory completion of the required work and satisfaction of any previously specified stipulations related to the work being performed.

See Appendix 'A' for performance bond and security agreement examples.