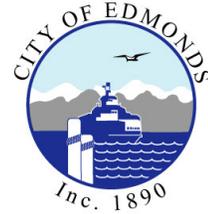


city of edmonds development information



ENGINEERING DIVISION INSPECTION INFORMATION

All permitted construction shall be subject to inspection by the appropriate City inspector. Such construction shall be accessible and exposed for inspection until approved. It is the duty of the owner and/or the contractor to notify the appropriate City department when work is ready for inspection.

SCHEDULING AN ENGINEERING INSPECTION

- Δ Call 425-771-0220, ext. 1326 for a 24-hour voice-recorded inspection request line. **This extension must be used for all engineering inspection requests, including side sewer and water service lines.**
- Δ An engineering final inspection is required prior to calling for your building final inspection. **Requests for FINAL Engineering inspections must be made 48 hours in advance.**
- Δ If a Pre-construction meeting is required, the **Pre-construction meeting is to be scheduled 1 week prior at either 9:30am or 1:15pm.** This will allow time to coordinate the meeting with all the required parties.
- Δ All other Engineering inspection requests must be made prior to 7am each workday morning to receive an inspection that same day.
- Δ Engineering inspections will be performed Monday, Tuesday, Wednesday & Friday, in the morning between 8:30am and 12pm, and in the afternoon between 1pm and 3:30pm. Thursday inspections will be performed, in the morning between 10am and 12pm, and in the afternoon between 1pm and 3:30pm.
- Δ The inspector will try to accommodate your preference of AM or PM.
 - When requesting an AM inspection you must be ready for inspection by 8:30am.
 - When requesting a PM inspection you must be ready for inspection by 1pm.
- Δ The following information must be identified in your voice mail message to guarantee an inspection.
 1. Permit # (building permit, right-of-way permit, side sewer permit, etc.)
 2. Job address
 3. Last name of owner or name of commercial project or tenant
 4. Phone number where you can be reached
 5. Type of inspection needed (i.e., tightline, paving, side sewer, water service, etc.)
 6. Date inspection is needed
 7. And AM or PM preference (if any)
 8. If special circumstances require additional information for the inspector, leave a brief message.
 9. **To cancel an inspection: call the Development Services Department at 425-771-0200 immediately** and tell the receptionist that the inspection needs to be cancelled. They will notify the inspector.
 10. **To change the time of an inspection:** please contact the development services department receptionist at 425-771-0220 with the changes. They will contact the inspector. If the change cannot be accommodated you will be notified and the inspection may be moved to the following day.

City approved plans and supporting permit documents must be on-site at all times and made available to the City inspector.

ENGINEERING DIVISION INSPECTIONS

INSPECTION FEES

- Engineering inspection fees are to be paid at the time of permit issuance. Depending on the type of project, inspection fees (determined prior to permit issuance) may be calculated from an estimated number of inspections required for the project or at a rate of 2.2% of the approved cost estimate for the site development.
- When engineering inspection fees are based from an estimated number of inspections, an inspection fee reconciliation will be performed by the Engineering inspector once a Final Engineering inspection has been requested. If it is determined that the number of inspections conducted exceeds the number of inspections estimated, additional inspection fees will be collected. Notification will be given to the applicant/developer and the project will not receive an Engineering Final until fees are paid in full. If the number of inspections conducted is less than the number of inspections estimated, a refund will be processed.

TYPICAL PROJECT INSPECTIONS

*****Please note that not all inspections are shown below. Please refer to your permit for a list of required inspections.*****

1. Mobilization and Temporary Erosion and Sedimentation Control (TESC)

Builder/owner is responsible for containing all temporary silt runoff and erosion on site. TESC measures shall be maintained during the construction process and until site has been permanently stabilized. A mobilization and TESC inspection is required once appropriate TESC & public safety measures have been installed and prior to clearing and construction. The inspection shall include but not be limited to:

- a) **Temporary Erosion and Sedimentation Control:** An inspection shall be performed to ensure that erosion control and soils stabilization methods have been performed per the approved plans and per the general requirements of the permitted work. Silt fence, rock entrance, catch basin protection, etc. shall be installed per Edmonds City standards.
- b) **Mobilization:** Staging of materials and placement of job shack, equipment, dumpster, etc. shall be on private property and/or per approved plans. A right-of-way construction permit shall be obtained from the City prior to placement of construction related items within the City right-of-way.
- c) **Pedestrian Safety:** Pedestrian safety measures shall be installed per approved plans and to MUTCD standards. Adjustments shall be made as deemed necessary during the course of construction.
- d) **Traffic Control & Haul Routes:** Traffic control and haul routes shall be in place per approved plans and to MUTCD Standards. Adjustments shall be made as deemed necessary during the course of construction.

2. On-Site Stormwater Management System

Prior to backfill and after the storm system and all associated catch basins, pipe, etc. have been installed per approved plan and bedded per city requirements, an inspection of materials, depth, length, mudding, connections, etc. is required.

- LID Stormwater Management Systems – Please note that LID Stormwater Systems vary and may require different and/or additional inspections, including special inspections.

ENGINEERING DIVISION INSPECTIONS

3. Storm Tightline

Prior to backfill and after the tightline drainage system has been installed, an inspection of materials, slope, bedding and connections to on site drainage system, City storm system, existing system, etc. as indicated on approved plans, is required.

4. Footing Drains

Prior to backfill and after the footing drains have been installed, an inspection of the footing drains is required to be performed by the Building Division. Call 425.771.0220 x1333 to schedule an inspection with the Building Division. The Engineering Division shall inspect footing drain connections to the outfall side of the storm detention system (connection to the storm detention system is not permitted), on-site drywell, or other point of release as indicated on approved plans. On-site drywells must be sized as indicated on approved plans.

5. Sanitary Side Sewer

An Engineering Inspection is required prior to backfill and pipe must be on test (air or water) for inspector to verify at the time of inspection. Repairs are required to be on test if length of repair exceeds one stick of pipe. Contractor/owner shall complete as-built drawings and provide to the Engineering inspector at the time of inspection. **Refer to City of Edmonds Handout #E71 for sanitary sewer permit, installation, inspection, & as-built requirements.**

6. Water Service Line

An Engineering Inspection is required prior to backfill. Contractor/owner shall complete as-built drawings and provide to the Engineering inspector at the time of inspection. **Refer to City of Edmonds Handout #E86 for water service line permit, installation, inspection & as-built requirements.**

7. Concrete Form Inspection

Prior to concrete pour, form inspections are required on driveways, curb/gutter, and sidewalks as indicated on approved plans.

- Refer to City of Edmonds standard details for specific construction requirements.
- Curb and gutter are to be poured separately from the sidewalk.
- Driveway slope shall not exceed 14% without approval of a waiver from the City Engineer.
- On-site wash out area is required and downstream CB's must be protected. Slurry shall not be washed into the City streets. Stormwater contamination shall be considered an illicit discharge and subject to fines.

Post concrete pour, an inspection is required to verify tapers, finish work, correct placement of expansion material, etc. The contractor/owner is responsible for any damage to the concrete post-pour.

ENGINEERING DIVISION INSPECTIONS

8. Fire Department Connection / Fire Line Installation

- The Engineering Division and Fire Department inspects the fire line from the connection at the main, to and including the vault and subsequent pressure test. The Fire Department also inspects and conducts a pressure test of the fire line from the vault to the building. Call 425-775-7720 to schedule an inspection with the Fire Department.
- The installer must be certified with a UA license to install all fire line piping and appurtenances from the main to the riser in the building.
- The Public Works Department performs visual inspections of all Double Check Detector Assemblies (DCDA) and Double Check Valve Assemblies (DCVA) to ensure proper installation. Following inspection by the City, a test must be performed by a Washington State Certified Backflow Assembly Tester. A copy of the test report is to be provided to the Public Works, Cross Connection Specialist. Call 425-771-0235 to schedule an inspection.

9. Right-of-Way Construction

A separate Right-of-Way Construction Permit is required for work performed in the developed and/or undeveloped City right-of-way. **Refer to City of Edmonds Handout #E63 for right-of-way construction and permit requirements. Applicant shall repair/replace all damage to utilities or frontage improvements in City right-of-way per City standards that is caused or occurs during the permitted project.**

Right-of-way inspections shall include but not be limited to:

- a) Driveway approach, access road and street; slope, width and cross section.
- b) Utility installation/connections for water, sewer & storm; catch basins, manholes, inlets, drains, etc.
- c) Subgrade and forms prior to concrete pours within the right-of-way; sidewalk, curb/gutter, etc.
- d) Subgrade for asphalt paving within the roadway and walkway areas.
- e) Review of compaction test reports completed on trench backfill to ensure a minimum of 95% compaction for trenches within the right-of-way.
- f) Paving of the approach to and within roadway and walkway areas.
- g) Compliance with traffic control and haul route regulations.

ENGINEERING DIVISION INSPECTIONS

10. Final Inspection

When all Engineering requirements are complete an inspection shall be performed for final approval. **Final Engineering approval is required prior to final Building Division approval. Requests for Final Engineering inspections shall be made 48 hours in advance.** Inspection shall include, but not be limited to:

- a) Final site development plan asbuilding all utilities and frontage improvements, provided by the developer.
- b) Repair or replacement of any damaged and/or defective work.
- c) Restoration of the City right-of-way, including landscape areas.
- d) Removal of debris from all components of the stormwater management system on and off site.
- e) Complete mudding of storm drainage systems and sewer manholes.
- f) Confirmation that all manholes have been channeled.
- g) Verification that no sight distance hazards exist adjacent to traveled ways.
- h) Installation of signage and striping per approved plans or as required for restoration.
- i) Verification that all disturbed soils have been compost amended.
- j) Permanent stabilization of all soils and/or erosion control measures in place per City standards.
- k) Verification that all other Engineering requirements have been met.

Note: This information should not be used as a substitute for City codes and regulations. The Edmonds Community Development Code (ECDC) may be viewed at www.ci.edmonds.wa.us/codes.stm. The applicant is responsible for ensuring compliance with the fees and regulations that are applicable at the time of submittal. If you have a specific question about a certain aspect of your project, please contact the Engineering Division at 121 Fifth Avenue North, (425) 771-0220. Please note that other local, state, and/or federal permits or approvals may be required.