

**SECTION 200
ACCEPTANCE PROCEDURES**

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SECTION 200 ACCEPTANCE PROCEDURES

201.00 GENERAL CONDITIONS

Refer to Section 100 TITLE, SCOPE AND GENERAL CONDITIONS of these CONSTRUCTION STANDARDS & SPECIFICATIONS for additional requirements that apply to all projects within Elbert County.

210.0 SCOPE

Elbert County generally accepts public improvements associated with the following types of projects:

- A. Residential Development
- B. Commercial / Industrial Development
- C. Capital Improvement Projects

Elbert County shall issue two types of acceptances for public improvements: (1) Construction Acceptance, which begins the warranty period and (2) Final Acceptance, which ends the warranty period.

Private improvements, such as parking lots or landscaping owned and maintained by a Homeowners Association or property management group, shall be constructed to comply with all applicable Elbert County CONSTRUCTION STANDARDS & SPECIFICATIONS. Private improvements shall not be accepted by Elbert County.

211.0 Construction Acceptance

CONSTRUCTION ACCEPTANCE IS ISSUED BY THE ROAD & BRIDGE SUPERINTENDENT / ELBERT COUNTY ENGINEER.

211.1 Construction Acceptance Inspection

Upon completion of construction of public improvements associated with utilities, roadways, landscaping and/or irrigation, the Developer shall conduct an inspection and shall make all necessary corrections. Prior to requesting a Construction Acceptance inspection from Elbert County, all temporary structures, debris, mud and waste materials shall be removed.

When public improvements to be accepted are complete and ready for inspection by the Elbert County Inspector/Representative, the Developer shall submit a written request to Elbert County. The request shall clearly state which public improvements are ready for inspection, and a complete and accurate set of blue line Record Documents shall be submitted to the Road & Bridge Superintendent / Elbert County Engineer for approval.

Refer to Section 211.02 Record Documents of these CONSTRUCTION STANDARDS & SPECIFICATIONS.

All variances from the approved construction plans shall be supported by documentation. All related testing certifications and other supporting documentation shall be submitted to the Road & Bridge Superintendent / Elbert County Engineer for approval. All required certifications shall contain the signature and seal of a Colorado Registered Professional Engineer.

Elbert County shall schedule a date and time for the inspection within five (5) business days of the Developer's request. Within five (5) business days after the Construction Acceptance inspection, a list of deficiencies (punch list) shall be prepared by the Road & Bridge Superintendent / Elbert County Engineer and presented to the Developer. Within ten (10) calendar days of receipt of this punch list, the Developer shall begin making corrections. **ALL DEFICIENCIES SHALL BE CORRECTED BY THE DEVELOPER WITHIN THIRTY (30) CALENDAR DAYS OF RECEIPT OF THE PUNCHLIST.** After the Developer has corrected the deficiencies, the Developer shall request a follow-up inspection from Elbert County. When the public improvements pass the Construction Acceptance inspection, the Developer and the Elbert County Construction Inspector shall sign the punch list to indicate completion.

The above time schedule may be extended only under special circumstances and with the written approval of the Road & Bridge Superintendent / Elbert County Engineer. If all deficiencies are not corrected in the time period outlined herein, Elbert County has the right to draw upon the performance guarantee, as specified in the Subdivision/Improvement Agreement.

211.2 Record Documents

The Record Documents shall represent the "as-built" condition of all site improvements, and shall be based upon the addenda, change orders and other data furnished. Every sheet of the Record Documents shall be attested to and sealed by a Colorado Registered Professional Engineer and/or Registered Professional Land Surveyor, and every sheet shall be stamped "RECORD DOCUMENT".

The following information shall be included in the Record Documents:

- A. All approved plan revisions that have occurred since the Road & Bridge Superintendent / Elbert County Engineer approved the plans.
- B. For Roadways:
 - 1. Elevation check at a maximum of 150 foot intervals in each flow line along the street, at the PCR of each radius, at the center and ends of each crossspan and at each grade break.
 - 2. Elevation at the flow line on each side of storm inlets.
 - 3. Elevations at all design points shown on the cul-de-sac plans.
 - 4. All locations of pavement markings.

- C. For Sanitary Sewer and Storm Sewer:
 - 1. Any changes from the approved plans in materials or pipe sizes.
 - 2. Elevation of all in and out inverts at manholes, inlets, and outlets. Distance between manholes, and between manholes and inlets or outlets.
 - 3. Location of all sanitary sewer service connections.
 - 4. Rim elevations on all manholes and drainage inlet structures.
 - 5. Elevation checks every 100 feet in the flow line of all drainage channels.
 - 6. Final detention pond volume and the final release rate per drainage criteria (as determined by a Professional Engineer).
- D. For Water Mains:
 - 1. Any changes from the approved plans in materials or pipe sizes.
 - 2. Horizontal verification of water valves, tees, crosses, and fire hydrants if changed from the approved plans.
 - 3. Location(s) and type of restraint installed.
 - 4. Location of all water service connections.
- E. For Public Landscaping and Irrigation Improvements:
 - 1. List of all plant material installed, including size and quantities (as certified by a Landscape Architect).
 - 2. Horizontal verification of all structures. Show pertinent physical features such as sidewalks, bike paths, fences, ponds, buildings, parking lots and athletic fields.
 - 3. Horizontal verification of all irrigation pipes, irrigation heads, valve boxes, wiring, electrical boxes, controllers, meters and backflow protection devices. Noted information shall include all pipe sizes, zone numbers, valve locations, head types, valve types and model numbers and controller types and model numbers.

211.3 Application for Construction Acceptance

After the public improvements have passed the Construction Acceptance inspection, the Developer shall complete an Application for Construction Acceptance of Public Improvements. It shall be submitted to the Road & Bridge Superintendent / Elbert County Engineer with a signed copy of the completed Construction Acceptance inspection list within seven (7) business days. The following items shall be submitted with the application prior to Road & Bridge Superintendent / Elbert County Engineer consideration for Construction Acceptance:

- A. Two complete sets of 11" x 17" Record Documents.
- B. A complete AutoCAD compatible digital copy of documents accurately representing the completed project as constructed.
- C. Field Inspection Reports as required in Section 160.00 Plans and Specifications of these CONSTRUCTION STANDARDS & SPECIFICATIONS.

- D. A complete set of geotechnical engineering reports stamped and sealed by a Colorado Registered Professional Engineer.
- E. A Final Sworn Affidavit of Construction Cost
- F. Any other items or Special Provisions required by the Subdivision Improvement Agreement.

The Road & Bridge Superintendent / Elbert County Engineer shall review the Application for Construction Acceptance of Public Improvements for accuracy and completeness.

211.4 Memorandum of Construction Acceptance

Upon approval of the Record Documents and the Application for Construction Acceptance of Public Improvements, the Road & Bridge Superintendent / Elbert County Engineer shall prepare and issue a Memorandum of Construction Acceptance to the Developer that states which improvements are issued Construction Acceptance.

THE WARRANTY PERIOD SHALL BEGIN ON THE DATE OF ISSUE OF THE MEMORANDUM OF CONSTRUCTION ACCEPTANCE.

Upon issuance of the Memorandum of Construction Acceptance, maintenance of the new public improvements and facilities shall become the responsibility of Elbert County, except for repairs and replacements which—in the opinion of the Road & Bridge Superintendent / Elbert County Engineer—shall become necessary during the warranty period.

During the warranty period, the Road & Bridge Superintendent / Elbert County Engineer may issue the developer written notice requesting warranty repairs and/or replacements. The Developer shall begin and complete repairs and/or replacements within the time period specified on the written notice. Elbert County may make the repairs and replacements and/or draw upon the Developer’s warranty performance guarantee as specified in the Subdivision/Improvement Agreement.

After Construction Acceptance has been issued, the Road & Bridge Superintendent / Elbert County Engineer shall notify the Building Department that the public improvements have been completed in accordance with these CONSTRUCTION STANDARDS & SPECIFICATIONS and that building permits may be issued.

211.5 Duration of Warranty Period for Public Improvements and Facilities

WARRANTY PERIOD FOR PUBLIC IMPROVEMENTS AND FACILITIES

	Residential	Commercial/Industrial	C.I.P.**
Utilities	2 years	2 years	Per Contract
Roadways	2 year minimum. See additional warranty duration requirements below.	2 year minimum. See additional warranty duration requirements below.	Per Contract minimum. See additional warranty duration requirements below.
Irrigation/Landscaping	1 year	1 year	1 year

****Refer to Section 220.00 Construction and Final Acceptance for Capital Improvement Projects of these CONSTRUCTION STANDARDS & SPECIFICATIONS.**

Note that an additional manufacturer warranty may be required for specific equipment. See equipment specifications.

If after two (2) years from Construction Acceptance of roadways the development has not been issued at least ninety (90) percent of the Certificates of Occupancy, Elbert County may extend the warranty period one (1) additional year. Refer to Section 212.02 Final Acceptance Work for Roadways of these CONSTRUCTION STANDARDS & SPECIFICATIONS.

211.6 Warranty Performance Guarantee

Upon issuance of the Memorandum of Construction Acceptance, the Road & Bridge Superintendent / Elbert County Engineer may release a portion of the performance guarantee, provided that the balance of the performance guarantee is sufficient to fund incomplete improvements and possible warranty replacements and repairs. A minimum of fifteen (15) percent of the certified public improvements cost for utilities, landscaping and irrigation construction and thirty (30) percent for roadway construction shall be held by Elbert County throughout the warranty period, unless otherwise stated in the Subdivision/Improvement Agreement or as required by the Road & Bridge Superintendent / Elbert County Engineer.

211.7 Construction Acceptance Maintenance Responsibility for Public Improvements and Facilities

RESPONSIBILITY FOR PUBLIC IMPROVEMENTS AND FACILITIES DURING WARRANTY

	Residential Development		Commercial/Industrial		Capital Improvement Projects**	
Utilities	Elbert County/ Metro District	Maintenance	Elbert County/ Metro District	Maintenance	Elbert County/ Metro District	Maintenance
	Developer	Repairs and Replacement	Developer	Repairs and Replacement	Developer	Repairs and Replacement
Roadways	Elbert County	Maintenance	Elbert County	Maintenance	Elbert County	Maintenance
	Developer	Repairs and Replacement	Developer	Repairs and Replacement	Developer	Repairs and Replacement
Irrigation	Elbert County/ Metro District	Maintenance Except for First Winterization and Spring Turn-on	Elbert County/ Metro District	Maintenance Except for First Winterization and Spring Turn-on	Elbert County/ Metro District	Maintenance Except for First Winterization and Spring Turn-on

(continued)

**RESPONSIBILITY FOR PUBLIC IMPROVEMENTS AND FACILITIES DURING WARRANTY
(continued)**

	Residential Development	Commercial/Industrial	Capital Improvement Projects**
Irrigation (continued)	Developer Repairs and Replacement Plus First Winterization and Spring Turn-on	Developer Repairs and Replacement Plus First Winterization and Spring Turn-on	Contractor Repairs and Replacement Plus First Winterization and Spring Turn-on
Landscaping	Elbert County/ Metro District Maintenance	Elbert County/ Metro District Maintenance	Elbert County/ Metro District Maintenance
	Developer Repairs and Replacement	Developer Repairs and Replacement	Contractor Repairs and Replacement

*** as shown below, if not specified in Contract.*

REFER TO SECTION 220.00 CONSTRUCTION AND FINAL ACCEPTANCE FOR CAPITAL IMPROVEMENT PROJECTS OF THESE CONSTRUCTION STANDARDS & SPECIFICATIONS.

212.0 Final Acceptance by BOCC and Release From Warranty

THE WARRANTY PERIOD DOES NOT EXPIRE UNTIL ALL WARRANTY REPAIRS AND REPLACEMENTS HAVE BEEN MADE AND APPROVED BY ELBERT COUNTY.

FINAL ACCEPTANCE IS ISSUED BY THE BOCC OF ELBERT COUNTY.

212.1 Final Acceptance Inspection

Approximately two (2) months before the end of the warranty period, the Developer shall submit a written request for a Final Acceptance inspection from Elbert County. The request shall clearly state which public improvements are ready for inspection. Elbert County shall schedule a date and time for the inspection within five (5) business days of the Developer’s request. Within five (5) business days after the Final Acceptance inspection, a punch list shall be prepared by the Road & Bridge Superintendent / Elbert County Engineer and presented to the Developer. Within ten (10) calendar days of receipt of this punch list, the Developer shall begin making corrections. **ALL DEFICIENCIES SHALL BE CORRECTED BY THE DEVELOPER WITHIN THIRTY (30) CALENDAR DAYS OF RECEIPT OF THE PUNCH LIST.** After the Developer has corrected the deficiencies, the Developer shall request a follow-up inspection from Elbert County. When the public improvements pass the Final Acceptance inspection, the Developer and the Elbert County Construction Inspection Superintendent / Elbert County Engineer shall sign the punch list to indicate completion.

The above mentioned time schedules may be extended only under special circumstances and with the written approval of the Road & Bridge Superintendent / Elbert County Engineer.

212.2 Final Acceptance Work for Roadways

Final Acceptance work for roadways includes repairs and/or replacements to concrete and asphalt, and non-destructive deflection testing. A Colorado Registered Professional Engineer shall submit a stamped and sealed copy of the non-destructive deflection testing report to Elbert County for approval. After all concrete and asphalt repairs have been made and re-inspected by Elbert County, the final asphalt overlay shall be installed in accordance with the approved non-destructive deflection testing report, and the Developer shall request a follow-up Final Acceptance inspection. The Developer shall begin and complete Final Acceptance work within a time period acceptable to Elbert County. The time period may be extended only under special circumstances and with the written approval of the Road & Bridge Superintendent / Elbert County Engineer. If the Developer does not begin and complete all Final Acceptance work within this time period, Elbert County may draw upon the warranty performance guarantee, as specified in the Subdivision/Improvement Agreement.

212.3 Final Acceptance by BOCC

After the public improvements have passed the Final Acceptance inspection or Elbert County has drawn upon the warranty performance guarantee and completed the public improvements, the Road & Bridge Superintendent / Elbert County Engineer shall prepare a Memorandum and Resolution of Final Acceptance for BOCC consideration. With BOCC approval, Final Acceptance shall be issued, the warranty period shall expire, and the Road & Bridge Superintendent / Elbert County Engineer shall release the balance of the warranty performance guarantee.

220.00 CONSTRUCTION AND FINAL ACCEPTANCE FOR CAPITAL IMPROVEMENT PROJECTS

Additional inspection and acceptance procedures and requirements for capital improvement projects shall be specified in the contract documents.

Maintenance of new improvements and facilities contracted by Elbert County shall become the responsibility of Elbert County, with the exception of repairs and replacements, which, in the opinion of the Road & Bridge Superintendent / Elbert County Engineer, shall become necessary during the warranty period.