

CITY OF HUXLEY

515 N. Main Ave.
Huxley, IA 50124
PHONE: 515.597.2561

BUILDING PERMIT APPLICATION

**** Submit to utilities@huxleyiowa.org**

**IMPORTANT! Work Authorized By This Permit Must Begin Within 6 Months of Permit Approval Date
Complete ALL Information Requested and Include SITE PLAN & BUILDING PLAN**

	NAME	ADDRESS	E-MAIL ADDRESS	PHONE NUMBER
Owner				
Contractor				
Architect/ Engineer				

	NAME	E-MAIL ADDRESS	PHONE NUMBER
Primary Contact			

Legal Description of Property _____

Building Address _____

Description of Work _____

Basement Finish (SF) _____ Deck (SF, Covered/Uncovered) _____

Estimated Cost of Work* _____ Size (SF) _____

*The final determination of value for calculating the permit fee will be made by the building official.

PLACE X for Needed Permits	Permits	FEE
	BUILDING PERMIT	
	TEMP ELECTRICAL PERMIT	\$100
	ALL OTHER ELECTRICAL PERMIT	\$100
	PLUMBING PERMIT	\$100
	MECHANICAL PERMIT	\$100
	FIREPLACE PERMIT	\$100
	MANUFACTURED HOMES	\$200
	OTHER	

UTILITY CONNECTION FEES / PERMITS	FEE
WATER CONNECTION FEE	\$700
WATER METER w/HARDWARE (3/4" hook up)	\$250
IRRIGATION METER (3/4" hook up)	\$325
WATER TAPPING FEE	\$200
SEWER CONNECTION FEE	\$430
SEWER TAPPING FEE	\$250
STREET OPENING	\$25
POOL ADMINISTRATIVE FEE	\$25
ADMINISTRATIVE FEE	\$25
DEPOSIT	\$1,000

Office Use Only

\$
\$ (Trade Permits)
+ \$ 1,000 (Deposit)

\$

FOR INSPECTIONS CONTACT: **SAFE BUILDING @ 515-333-4161**

REVIEW AND APPROVAL OF THIS BUILDING PERMIT TAKES APPROXIMATELY 7-10 BUSINESS DAYS.

The owner of this building and the undersigned agree to conform to all applicable laws of the City of Huxley and the State of Iowa.

Signature of Applicant _____ Address _____ Application Date _____

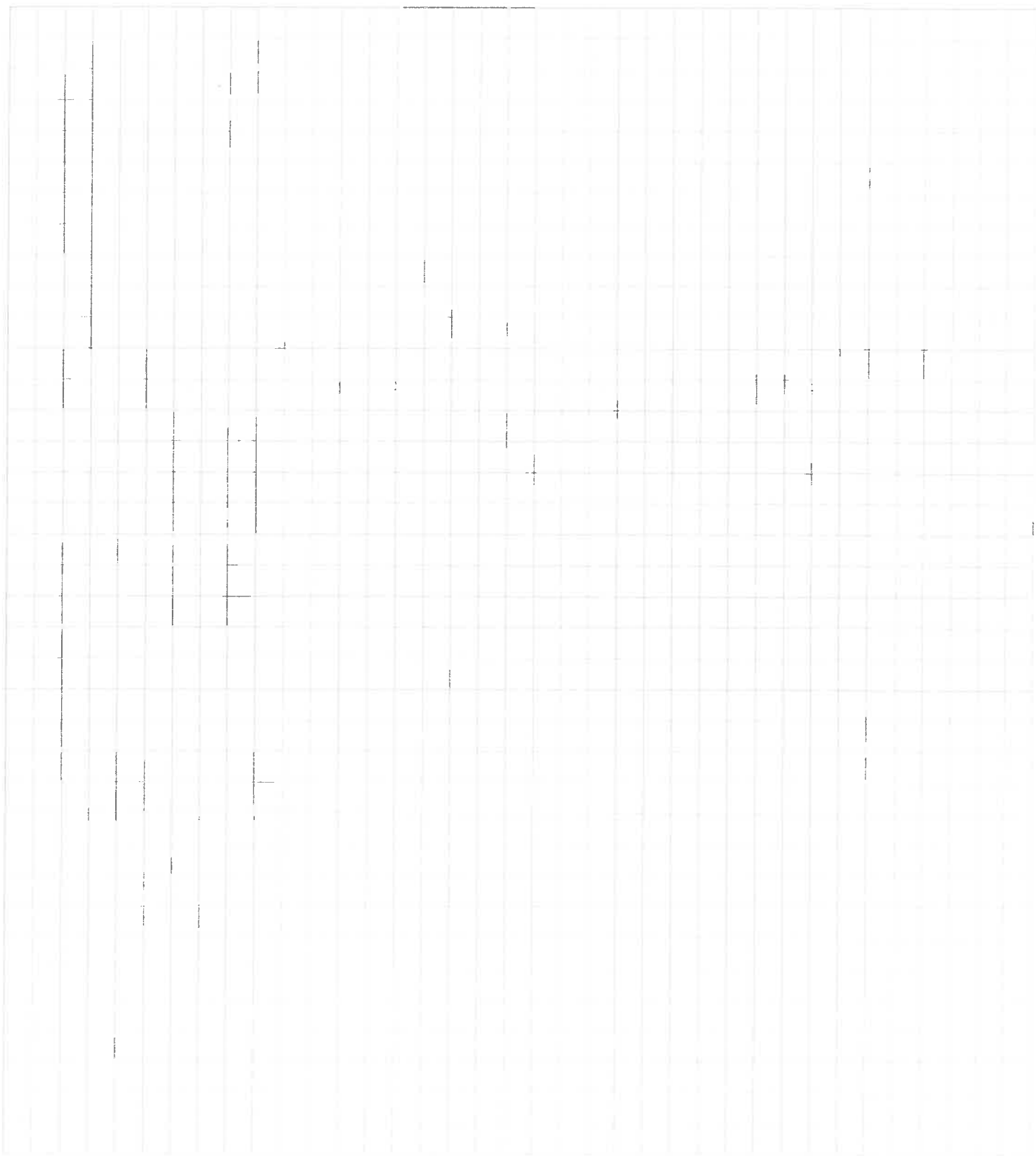
DO NOT WRITE IN SPACE BELOW - FOR OFFICE USE ONLY

Approved By _____ Valuation _____ Approval Date _____

SITE PLAN

Number of Buildings Now on Lot_____ Use of Buildings Now on Lot_____

Proposed Use for New Improvement_____



CITY OF HUXLEY

Application for Utilities Connection

Application is made for: _____ (Legal Description) _____	Date: _____ to install utilities connection at: _____
Address: _____	
Owner: _____	Address: _____

Sanitary Sewer Connection

Type of Sewer Permit:

Residential (4 inch): _____ Commercial (6 inch): _____ Industrial (6 inch): _____

Materials to be used:

SDR 23.5 PVC with Elastomeric Gasket Joints _____

Schedule 40 _____

Location of connection:

(Front, Rear, etc) _____

Plumber Making Connection: _____

A licensed plumber will make all Water and Sewer Connections. License Number: _____

Water Superintendent_____
Contractor/Owner

Water Service Connection

Type of Water Service:

Residential: _____ Commercial/Industrial: _____

Size: (1" minimum service) Water Service Size: _____ Water Meter Size: _____**Materials to be used:**

Copper (2" or less) _____

Ductile Iron (Greater than 2") _____

C900 (Greater than 2") _____

Location of connection:

(Front, Rear, etc) _____

Plumber making connection: _____

A licensed plumber will make all Water and Sewer connections. License Number: _____

Water Superintendent_____
Contractor/Owner

All utility lines and connections will be inspected prior to being covered. Over excavating of trench may be needed to avoid cave-ins on material that is to be inspected. It is the responsibility of the contractor to inform sub-contractors of permit requirements and city specifications. Please call Safe Building at 515-333-4161 for inspections of utilities.

To be completed by the Water Superintendent:

Address: _____

Sanitary Sewer:

Connection: Existing Stub _____ Existing Wye _____ New Tap _____

Approved _____ Date _____

Bedding: Specify Granular Material _____

Approved _____ Date _____

Pipe: SDR 23.5 Bell and Gasket _____ Schedule 40 PVC Glued Fittings _____

Approved _____ Date _____

Backfill: Sand _____ Excavated Material _____ AG Fines _____

Approved _____ Date _____

Slope checked by: Spirit Level _____ Instrument Level _____ Laser _____

Sump Pump Discharge:

Pipe: Schedule 40 PVC 1 ½ inch _____

Approved _____ Date _____

Discharges to: Lot _____ Natural Drainage _____ Storm Sewer _____

Water Service:

Connection: Existing Curb Stop _____ Existing Corporation Stop _____ New Corporation Stop _____

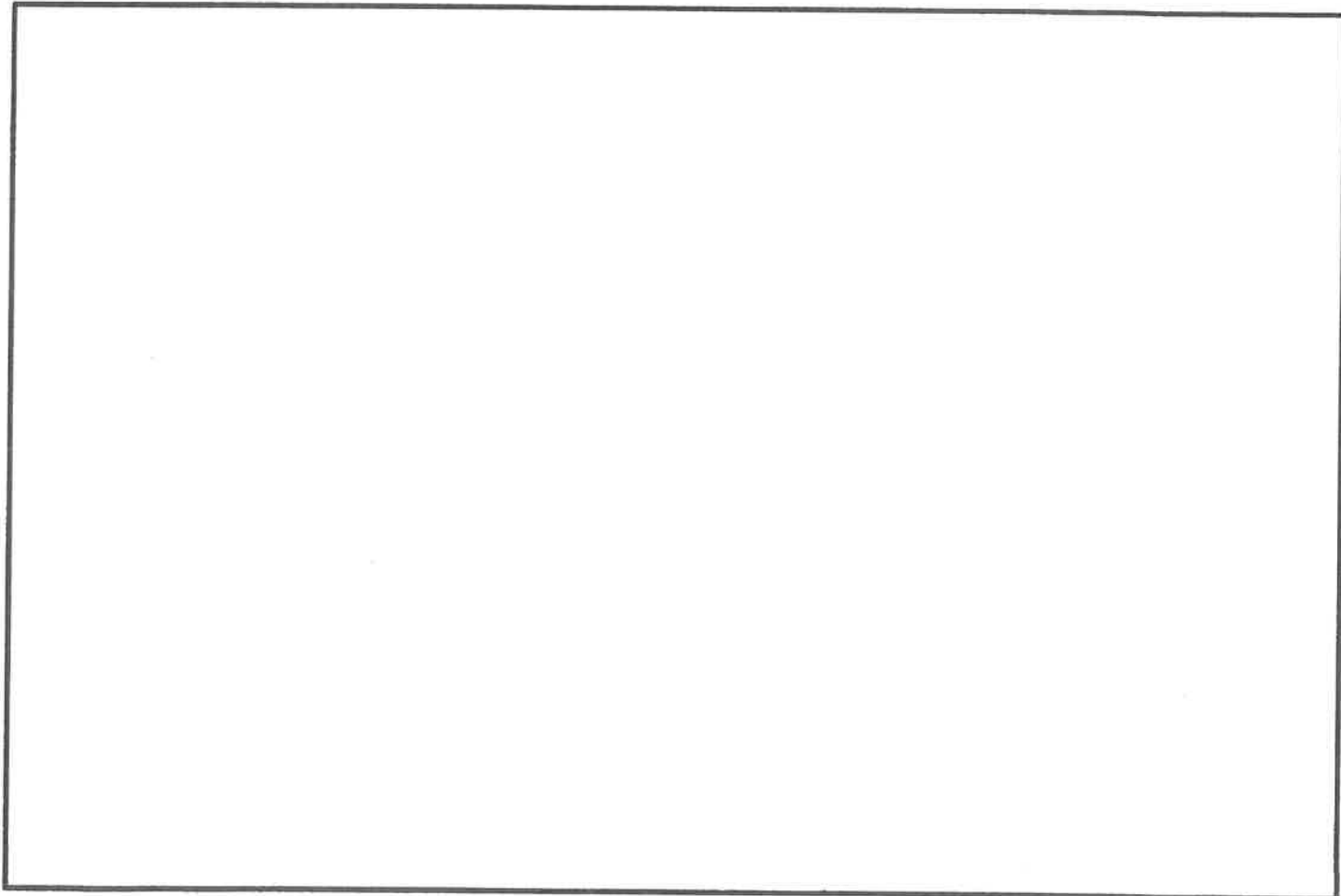
Size: ¾ " _____ 1" _____ Other _____

Material: K Copper _____ Ductile Iron Pipe _____ PVC C900 _____

Joints: Flare _____

Locking Meter Valve: 1" x ¾" _____ Lock Installed _____

Drawing of Property:





Permit Requirements

New Home

Permit Review Times

Please expect Safe Building to **begin** reviewing a submitted permit within 5 business days of receipt. Safe Building will complete its initial review of submitted permit materials within 3 business days of beginning the review. These lead times result in a total initial review time from receipt of 3-8 business days. Please anticipate this lead time when submitting a permit. If any of the materials listed below are missing or deficient this review period *will* be extended.

Permit Application Requirements

- All permits require a complete, ***signed***, permit application. The permit application is invalid if not signed by the permit applicant.
- The ***minimum*** supporting documents required in addition to the signed permit application are listed in the next column.
- All permit applications should include contact information for the permit applicant. Contact information includes phone number and e-mail address if available.
- The signed permit application must be submitted to the City Clerk.
- All required documents may be submitted electronically to the City Clerk.

Required Supporting Documents

- **Site Plan** that includes:
 - setbacks from property lines
 - lot dimensions
 - house dimensions
- **House Plans** that include:
 - room areas
 - wall heights
 - window locations
 - door locations
 - exterior elevations
 - basement finishes (if any)
 - deck size (if any)
 - deck roof size (if any)
- **Mechanical System Design Documents**
 - ACCA manuals J, S, and D
 - a complete Residential Plans Examiner Review Form facilitates prompt review of these documents
- **2012 Iowa Energy Code** compliance path documentation
 - **Indicate one of the three paths chosen:**
 - Prescriptive: required insulation levels should be shown on house plans
 - UA alternative: RESCheck analysis
 - Performance: HERS rater pre-construction analysis



Permit Requirements

Decks

Permit Review Times

Please expect Safe Building to ***begin*** reviewing a submitted permit within 5 business days of receipt. Safe Building will complete its review of submitted permit materials within 3 business days of beginning the review. These lead times result in a total review time from receipt of 3-8 business days. Please anticipate this lead time when submitting a permit. If any of the materials listed below are missing or deficient this review period ***will*** be extended.

Required Supporting Documents

- **Site Plan** that includes:
 - setbacks from property lines
 - deck dimensions
- **Deck Construction Plan** that includes:
 - house attachment or free-standing
 - distance from deck surface to grade
 - any roof or enclosure
 - footing locations
 - footing sizes (depth & diameter)
 - beam height and thickness
 - joist size and spacing
 - stair location

Permit Application Requirements

- All permits require a complete, ***signed***, permit application. The permit application is invalid if not signed by the permit applicant.
- The ***minimum*** supporting documents required in addition to the signed permit application are listed below.
- The signed permit application must be submitted to the City Clerk. Required supporting documents may also be submitted to the Clerk or submitted electronically to office@safebuildingiowa.com.



Permit Requirements Garages | Sheds | Other Accessory Structures

Permit Review Times

Please expect Safe Building to **begin** reviewing a submitted permit within 5 business days of receipt. Safe Building will complete its initial review of submitted permit materials within 3 business days of beginning the review. These lead times result in a total initial review time from receipt of 3-8 business days. Please anticipate this lead time when submitting a permit. If any of the materials listed below are missing or deficient this review period **will** be extended.

Required Supporting Documents

- **Site Plan** that includes:
 - setbacks from property lines
 - accessory structure dimensions
 - distance to existing structures
- **Building Plan** that includes:
 - Exterior dimensions
 - Construction method (i.e. post and beam, stick frame, etc...)
 - Wall heights
 - Truss sizes (height included)
 - Garage door sizes, service door sizes
 - Dimensions from doors to corners
 - Spacing between overhead doors and service doors
 - Any utilities serving the garage (i.e. electrical, plumbing, HVAC)

Permit Application Requirements

- **All permits require a complete, *signed*, permit application. The permit application is invalid if not signed by the permit applicant.**
- **The *minimum* supporting documents required in addition to the signed permit application are listed below.**
- The signed permit application must be submitted to the City Clerk.
- Required supporting documents may be submitted, preferably, to office@safebuildingiowa.com or submitted electronically to the City Clerk.



Permit Requirements

Home Additions

Permit Review Times

Please expect Safe Building to ***begin*** reviewing a submitted permit within 5 business days of receipt. Safe Building will complete its initial review of submitted permit materials within 3 business days of beginning the review. These lead times result in a total initial review time from receipt of 3-8 business days. Please anticipate this lead time when submitting a permit. If any of the materials listed below are missing or deficient this review period ***will*** be extended.

Permit Application Requirements

- All permits require a complete, ***signed***, permit application. The permit application is invalid if not signed by the permit applicant.
- The ***minimum*** supporting documents required in addition to the signed permit application are listed below.
- The signed permit application must be submitted to the City Clerk.
- Required supporting documents may be submitted, preferably, to office@safebuildingiowa.com or submitted electronically to the City Clerk.

Required Supporting Documents

- **Site Plan** that includes:
 - setbacks from property lines
 - addition dimensions
 - distance to any existing structures on lot
- **Addition Construction Plan** that includes:
 - room areas
 - wall heights
 - window locations
 - door locations
 - exterior elevations
 - basement finishes (if any)
 - footing locations
 - footing sizes (depth & size)
 - foundation system (basement, crawlspace)
 - floor system details
 - wall system details
 - roof system details
 - proposed insulation
 - insulation in additions must meet the 2012 Iowa Energy Code prescriptive path requirements



Building Requirements

The City of Huxley has very specific requirements for water and sewer inspections. Please make sure the spec sheets are read and given to all subcontractors.

Required at job site:

- | | |
|---|---|
| <input type="checkbox"/> Portable restroom—before footing is poured | <input type="checkbox"/> House number must be posted |
| <input type="checkbox"/> Dumpster—before material is delivered | <input type="checkbox"/> Building Permit must be posted |
| | <input type="checkbox"/> Streets must be kept clean |

REMINDERS:

1. **Trash:** A 20-yard dumpster is required per city code.
2. **Dirt/Mud on the Streets:** Streets need to be cleaned up daily. If the street is neglected, the Public Works Division will clean up the street and you will be billed for the hours plus equipment necessary to complete the work. In most cases this will be after hours work and will be billed accordingly.
3. **Damage to Streets and Utilities:** Be aware of valves, manholes, intakes, and hydrants that are located on or near your site. Once the City has done a final review and the subdivision contractors have moved off-site, any damage found occurring to public improvement on the site or in the right-of-way adjacent to the site will be the general contractor's responsibility to repair.
4. **Parking:** Please be aware of parking regulations. The police have the authority to ticket offenders. Vehicles need to be located off-street so through traffic is not blocked.
5. **Material Storage:** Material storage in the street and right-of-way is illegal.
6. **Construction Times:**
157.12 START AND END TIMES FOR CONSTRUCTION NOISE. The sound made by tools or equipment in erection, demolition, excavation, drilling or other such construction within the City limits shall only be permitted between the hours of 7:00 a.m. to 9:00 p.m., from May 1st through September 30th and 7 a.m. to 8 p.m., from October 1st through April 30th.
7. **Conduct.** Occasionally we get calls regarding work crews attire, language, or harassment activity. When working in occupied neighborhoods, please be respectful to residents.

165.13 BUILDING PERMIT

1. Required. No building, utility shed or deck/porch shall be erected, moved, or added to without a permit therefor issued by the Zoning Administrator. No building permit, utility shed permit or deck/porch permit shall be issued except in conformity with the provisions of this chapter, except after written order from the Board of Adjustment. Fees for building permits, utility shed permits and deck/porch permits shall be as provided by City resolution. Building permits and deck/porch permits shall be applied for at City Hall and shall expire one

year after the date of issuance if work is begun within 180 days of issuance or after 180 days if no substantial beginning of construction has occurred. Utility shed permits shall be applied for at City Hall and shall expire 180 days after the date of issuance if work is begun within 90 days of issuance or after 90 days if no substantial beginning of construction has occurred. Extensions of time may be granted in writing, prior to expiration, by the Zoning Administrator for good cause. Applicants for building permits shall provide the name and registration number required by State law for all contractors to be engaged in the development.

2. Applications. All applications for building permits shall be accompanied by plans in duplicate showing the actual dimensions and shape of the lot to be built upon; the exact size and location of the lot and buildings already existing, if any; and the location and dimensions of the proposed building or alteration. The application shall include such other information as lawfully may be required by the Zoning Administrator including existing or proposed uses of the building and land; number of families, housekeeping units, or rental units the building is designed to accommodate; conditions existing on the lot; and such other matters as may be necessary to determine conformance with and provide for the enforcement of this chapter.

3. Fees. All fees required shall be paid to the City Clerk, who shall keep complete and accurate record of fees received and shall forthwith deposit them to the credit of the general revenue fund of the City. There will be no fees charged to the United States of America, the State of Iowa, or any political subdivision thereof. Failure to approve any request made in an application, petition or appeal shall not be cause to refund the fee. All fees shall be set by resolution of the City Council.

4. Deposits. Building permits shall have a deposit in an amount set by resolution of the Council. The Clerk will retain all deposits until satisfactory project completion. Forfeiture of the deposit will occur if City inspections are not allowed when appropriate, or if all City codes, ordinances, and rules are not properly followed as determined by the Zoning Administrator.

Certificate of Occupancy: Failure to comply with City of Huxley Code of Ordinances 165.39 will result in the forfeiture of the \$1,000 deposit.

165.39 CERTIFICATE OF OCCUPANCY/ZONING COMPLIANCE CERTIFICATE. A certificate of occupancy/zoning compliance certificate for a new or altered use is required. It is unlawful to use, occupy, or permit the use or occupancy of any building or premises, or both, or parts thereof, hereafter created, erected, changed, or converted, or wholly or partly altered or enlarged in its use or structure, until a certificate of occupancy/zoning compliance certificate shall have been issued by the Zoning Administrator stating that the proposed use of the building or land conforms to this chapter. A certificate of occupancy/zoning compliance certificate shall be issued within ten days after the lawful erection or alteration of a building is completed in conformity with the provisions of this chapter. A temporary certificate of occupancy/zoning compliance certificate may be issued for a period of not exceeding six months during alterations or partial occupancy of a building pending its completion, provided that such temporary certificate may require such conditions and safeguards as will protect the safety of the occupants and the public. The City Clerk shall maintain a record of all certificates of occupancy/zoning compliance certificates and copies shall be furnished upon request to any person. Builders shall lose deposit if structure is occupied prior to issuance of a certificate of occupancy/zoning compliance certificate.



Standard Specifications for Utility Connections

Sanitary Sewer Service

Service Pipe:

- (PVC) SDR 23.5 with gasket joints or schedule 40 glue joints
- Minimum size: 4" residential and 6" commercial or industrial
- Minimum slope: 1/8 inch per foot
- Provide flexible watertight connections at all transitions in pipe size and type
- When tapping sewer use ROMAC CB463UN for 4 inch and ROMAC CB666UN for 6 inch
- Core drill only when tapping sanitary
- Service connections to manholes are not permitted
- Use wye or tee fittings for service connections
- All fittings will conform to SDR 23.5 pipe and schedule 40
- All fittings will be bell and gasket fit unless using schedule 40
- No glue joints allowed on SDR 23.5 pipe, only schedule 40
- Bottom trench for pipe will be of granular material as approved by inspector. No pea rock or river rock
- Clean out wye will be place 18" to 48" off interior finished floor
- Compact excavated ditch to 95% compaction in right of way and public utility easement to eliminate any settlement. Any settlement in this area in the future will be owner/contractor liability.
- All lines will be inspected by the City by means of televising after line is placed, backfilled and wye installed
- All schedule 40 pipe will have to pass a Water Column Pressure Test

Sump Pump Connections

- Schedule 40 PVC

Water Services

Water service pipe:

- 1 inch minimum
- Type K copper for 2" and smaller
- Ductile iron or C900 PVC for larger than 2"
- Commercial buildings will be determined during site plan review

Service Saddles:

- Ductile iron body
- Double stainless steel strap
- Corrosion resistant nylon coating design for use on PVC pipe
- 1" minimum outlet
- Rockwell Type 317 or approved equal

Corporation Stops:

- Conform with AWWA C800 heavy cast bronze body
- Ball type

- Teflon-coated ball
- Flare outlet
- 1" minimum
- Ford FB600 or approved equal

Curb Stops:

- Conform with AWWA C800 heavy cast bronze body
- Ball type
- Teflon-coated ball
- O-ring seals
- ¼ turn open
- 200 psi working pressure
- Flare ends
- Pattern
- 1" minimum
- Ford b22 series or approved equal
- Do not locate service under driveway or driveway approach
- Use service saddle for connections to PVC water mains
- Install corporation stop, service line, curb stop and curb box as shown on standard drawings
- Install copper service pipe with 1-1/2 feet minimum extra length and install by waving in trench
- Minimum 5' depth of cover
- No solder joints underground, use flare couplings. Brass fittings only. Lead free. PB Free.

Curb Box:

- All curb stop boxes will be placed at final grade height.
- No couplings or extensions are allowed on curb stop box unless welded and inspected.
- All bent or damaged curb stop boxes will be replaced before inspection is made.
- Curb box shall be arch pattern with stainless steel rod with two-hole lid.
- No curb stops should be located in sidewalks or driveways. If this cannot be avoided the curb stop shall be supported by a cast iron receptacle. A.Y. McDonald Curb Stop Receptacle #5639

Meter Valves:

- Use Ford KV23-342W lockable meter angle valve
- 1" flare x ¾" meter thread
- On existing ¾" service lines use Ford KV23-332W lockable meter angle valve ¾" flare x ¾" meter thread

Meter Accessories:

- Bypass: A valve bypass line shall be provided for every water meter installation 1 ½ " diameter and larger so that the meter can be removed without interrupting service to the customer. It is recommended that valved bypass lines be provided for smaller meter installations where interruption of service is not acceptable to the customer. An inline lockable valve will be installed on the bypass line. All valved bypass lines shall be closed and sealed by the Water Department. If the seal is broken or any reason except as may be authorized by the Water Department, the customer shall be billed for unauthorized use. All bypass lines will be approved by the Water Department before installation.

- **Jumper Wire:** All water services shall have a jumper wire installed to ground the water service when the water meter is removed for testing or maintenance. The use of the water service as a primary ground for the electrical, telephone, cable TV, or other systems is prohibited
- **Water Meter Supports:** If plastic or PVC pipe materials are used for the interior plumbing, the water meter shall be supported or mounted in an approved manner. Acceptable supports include a shelf attached/anchored to the building wall or a steel support anchored in the concrete floor. The support shall be of sufficient strength to hold the weight of the meter and accessories.

Protection of Meters:

- Protection of the meter from freezing or any other damage shall be the obligation of the owners and occupants of the premises for which installed.
- Cost of any repairs for damaged meters shall be assessed to the property owner
- Unprotected meters during construction will only be set between May 1st through October 20th. If the construction is protected from the elements, a meter can be set at any time.

Tapping:

- Direct tap services on ductile iron pipe 6" or greater
- Saddle ductile iron pipe 4" or less
- All taps will be tapped live
- No shutdowns of water mains for taps will be permitted

Service Lines:

- No couplings allowed on water service line unless over 100' in length from curb stop box
- If placed in same trench as sewer, water line shall be placed 18" above and 18" over on solid shelf. If this cannot be done, water line will be dug in separate trench 10' from sewer ditch
- Make sure connections are leak free on both sides of curb stop and at meter valve
- During inspection, water line will be turned on and allowed to flush for a minimum of 30 seconds or more depending on size of line, length and time necessary to flush out any debris and blow off air in line. Line will then be turned off at meter valve and connections and line checked for leaks

Meter Installation:

- A floor drain shall be located in the room containing the meter.
- Place meter within 30" and no more than 42" from where the water service first penetrates the floor or wall of structure
- There shall also be a valve installed on the discharge side of the meter

CHAPTER 92

Water Meters

92.01 Purpose	92.09 Right of Entry
92.02 Water Use Metered	92.10 Meter to Remain Where Installed
92.03 Fire Sprinkler Systems – Exception	92.11 Meter Installation Fee
92.04 Location and Accessibility	92.12 Meter Testing
92.05 Meter Setting	92.13 Second Water Meters
92.06 Meter Pits	92.14 Second Water Meter Minimum Charges
92.07 Meter Accessories	92.15 Meter Failures
92.08 Meter Costs and Maintenance	92.16 Remote Reading Device

92.01 PURPOSE. The purpose of this chapter is to encourage the conservation of water and facilitate the equitable distribution of charges for water service among customers.

92.02 WATER USE METERED. All water furnished customers shall be measured through meters furnished by the City and installed by the City.

92.03 FIRE SPRINKLER SYSTEMS – EXCEPTION. Fire sprinkler systems may be connected to water mains by direct connection without meters under the direct supervision of the Superintendent. However, fire lines under two inches in size will be metered. No open connection can be incorporated in the system, and there shall be no valves except a main control valve at the entrance to the building which must be sealed open.

92.04 LOCATION AND ACCESSIBILITY.

1. **Basement Mechanical Room.** The water meter shall be located in the basement or mechanical/utility room if one is provided. The master water meter shall be placed where the water service line comes through the basement wall or basement floor. Where no basement is provided, the master meter shall be placed where the service line comes through the floor of the utility room. Meters shall be indoors and protected from freezing. A floor drain shall be located in the room containing the meter. Meters shall not be located above the first or ground floor level under any conditions. Only the individual water meter serving a dwelling unit may be located within the private occupancy space of that dwelling unit.
2. **Multi-family Dwellings.** In a duplex, the preferred meter location is in the joint basement or mechanical room. If this is not possible, each individual meter must be in the private occupancy area (utility room, for example) of that dwelling unit. In multi-family dwellings on one level, the preferred meter location is in a joint mechanical, utility or meter room. However, with prior approval, individual meters may be located in the utility room of each dwelling unit. In multi-family dwellings on more than one level, meters shall be congregated in one or more mechanical/utility or meter rooms in the basement or first floor level of the building. Location of individual meters in each individual utility room or apartment is prohibited. In an apartment complex where a mechanical room is not provided, a water meter room shall be provided at the point where the service line comes through the wall or floor. A floor drain must also be provided in this area.
3. **Placement.** All meters shall be placed within 30 inches and no more than 42 inches from where the water service first penetrates the floor or wall of the structure.

4. **Meter Setting Height.** Single water meters shall be set at a height not less than 30 inches and not more 42 inches above the floor. Multiple water meters may be stacked vertically, either directly above or offset, within general limits of not less than 20 inches and not more than 48 inches above the floor.

5. **Accessibility.** All water meters shall be in an accessible location. There shall be no obstruction or storage of other materials preventing access to the meter. The meter shall not be placed above or behind a furnace, water heater, washer or dryer or other such arrangement limiting access to the meter. No shelf may be placed less than two feet above any meter. For meters smaller than one inch, a minimum of two feet of working clearance around the meter is necessary for meter maintenance and routine change. For meters one inch or larger, a minimum of three feet of working clearance around the meter is necessary for maintenance.

92.05 METER SETTING. The property owner shall provide all necessary piping and fittings for proper setting of the meter including an inverted key, ring style, locking-type water meter valve of "Ford KV-23-W" pattern, or its equivalent, attached to every water service pipe inside the building wall, the valve to be set not less than 2½ feet above the basement floor. There shall also be a valve installed on the discharge side of the meter.

92.06 METER PITS. Meter pits are not generally approved because of the difficulty and safety hazards in meter reading and maintenance. If no other alternative is available, a meter pit constructed in accordance with Water Department specifications may be approved.

92.07 METER ACCESSORIES.

1. **Bypass.** A valved bypass line shall be provided for every water meter installation 1½-inch diameter and larger so that the meter can be removed without interrupting service to the customer. All valved bypass lines shall be closed and locked. If the lock is removed for any reason except as may be authorized by the Superintendent, the customer shall be billed for unauthorized use.

2. **Jumper Wire.** All water services shall have a jumper wire installed to ground the water service when the water meter is removed for testing or maintenance. The use of the water service as a primary ground for the electrical, telephone, cable television or other systems is prohibited.

3. **Water Meter Supports.** If plastic or PVC pipe materials are used for the interior plumbing, the water meter shall be supported or mounted in an approved manner. Acceptable supports include a shelf attached/anchored to the building wall or a steel support anchored in the concrete floor. The support shall be of sufficient strength to hold the weight of the meter and accessories. A temporary support may be used for construction meters.

92.08 METER COSTS AND MAINTENANCE. All water meters over one inch in diameter, meter pits and their appurtenances and the maintenance of water meters (regardless of size), meter pits and their appurtenances shall be the responsibility of the property owner. Any replacement of a meter, meter pit and/or their appurtenances shall be the responsibility of the property owner. Provided, however, at all times the City shall have the right to inspect the meter, meter pit and their appurtenances, including the right to traverse the property necessary to access the same. In the event that the property owner fails to maintain or replace the meter, meter pit and/or the appurtenances as required after written notice is received from the City, the City shall have the right to take the required action and assess the cost to the property owner. CHAPTER 92 WATER

92.09 RIGHT OF ENTRY. The Superintendent shall be permitted to enter the premises of any customer at any reasonable time to read, remove, or change a meter.

92.10 METER TO REMAIN WHERE INSTALLED.

1. The water meter shall remain at the address in which installed and shall remain in the same location as first installed unless the relocation is approved by the City. In the event the customer moves from the building, the meter remains with the building. If the building is demolished or moved from the lot, the meter shall be removed and returned to the City. If the building is moved to another location, the customer shall pay applicable meter fees for the new location.
2. Meter fees will also be charged for the new meter set at the previous location. This meter fee may be pro rated if the new meter is set within six months of the notice to the City to discontinue service.
3. Only employees of the City are authorized to remove meters. A resetting fee shall be assessed for removal of a meter without authorization.

92.11 METER INSTALLATION FEE. There shall be a fee charged to the property owner for each new installation, replacement or upgrade of a water meter or meter reading equipment installed outside the City limits.

92.12 METER TESTING. The Superintendent or any designee shall make a test of the accuracy of any water meter at any time when requested in writing. If it is found that such meter overruns to the extent of 4% or more, the cost of the test shall be paid by the City and a refund shall be made to the customer for overcharges collected since the last known date of accuracy, but not more than 4% of the total water bill and not for a longer period than 3 months. If the meter is found to be accurate or slow or less than 4% fast, the user shall pay for the removal of the meter and all testing fees.

92.13 SECOND WATER METERS. Each property owner in the City may have a second water meter installed to measure water that is used for watering lawns and gardens and not discharged into the sanitary sewer system. The fee for such meters shall be set by resolution. No sewer service charge shall be made for water so used. The Superintendent shall be permitted to complete an annual inspection of all second water meters.

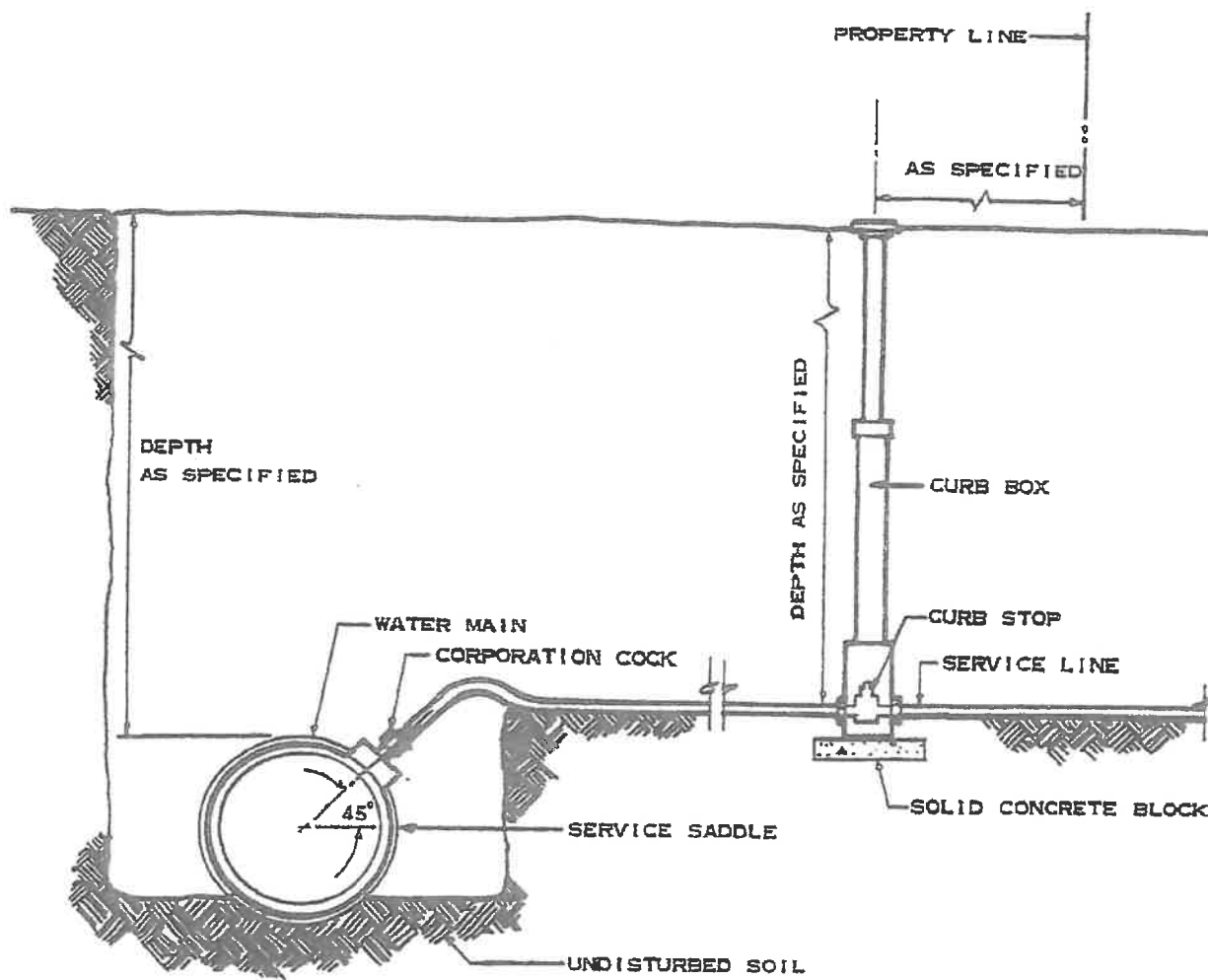
92.14 SECOND WATER METER MINIMUM CHARGES.

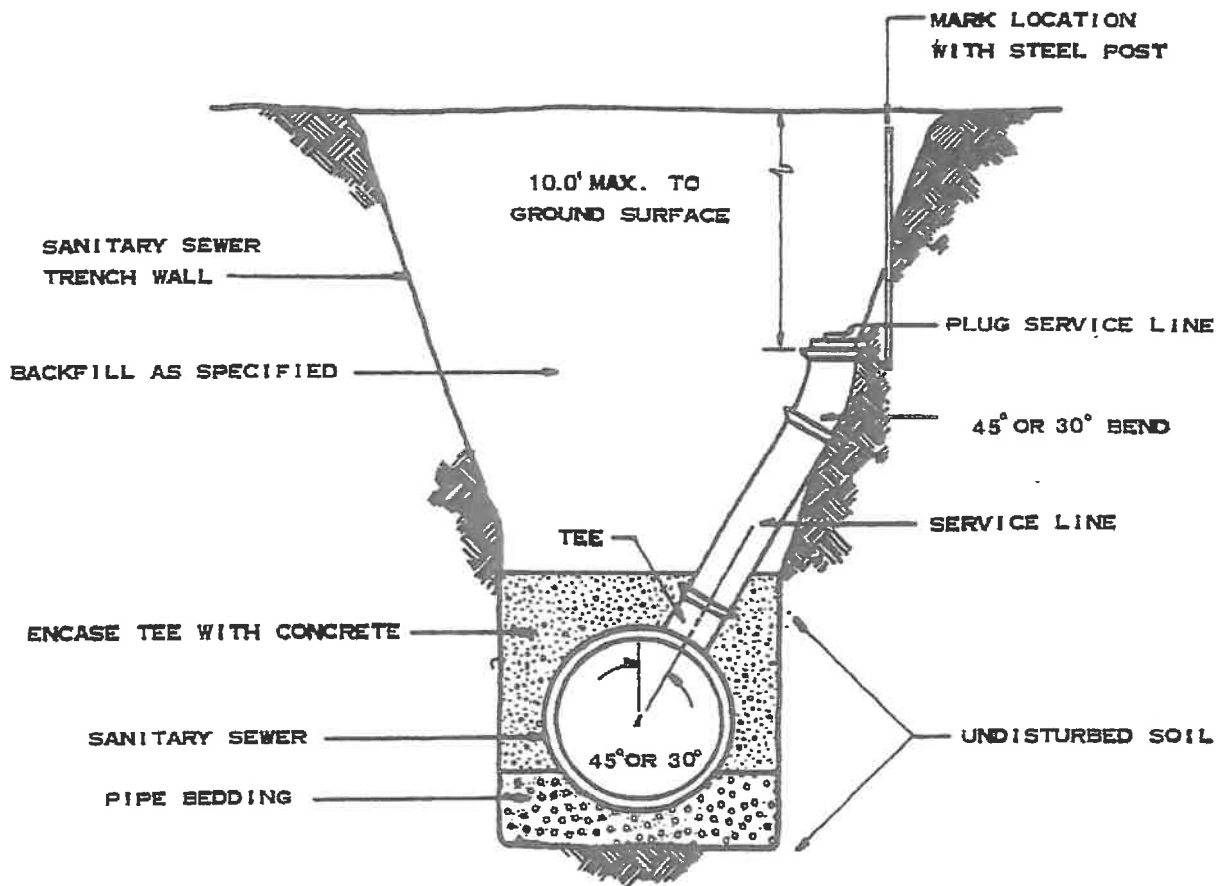
Each customer shall be billed a minimum monthly charge based on the size of the second meter at each location, as follows:

Size of Meter Minimum Monthly Charge	
5/8-inch or 5/8" x 3/4"	\$ 3.00
3/4-inch	\$ 4.25
1-inch	\$ 6.00
1½-inch	\$ 8.25
2-inch	\$ 11.00
3-inch	\$ 14.25
4-inch	\$ 17.75
6-inch	\$ 21.25
8-inch	\$ 24.75
10-inch	\$ 28.25

92.15 METER FAILURES. In the event a water meter fails to register properly, the water charges for the monthly period involved shall be fixed on the basis of average water consumption measured by such meter for the preceding two monthly periods.

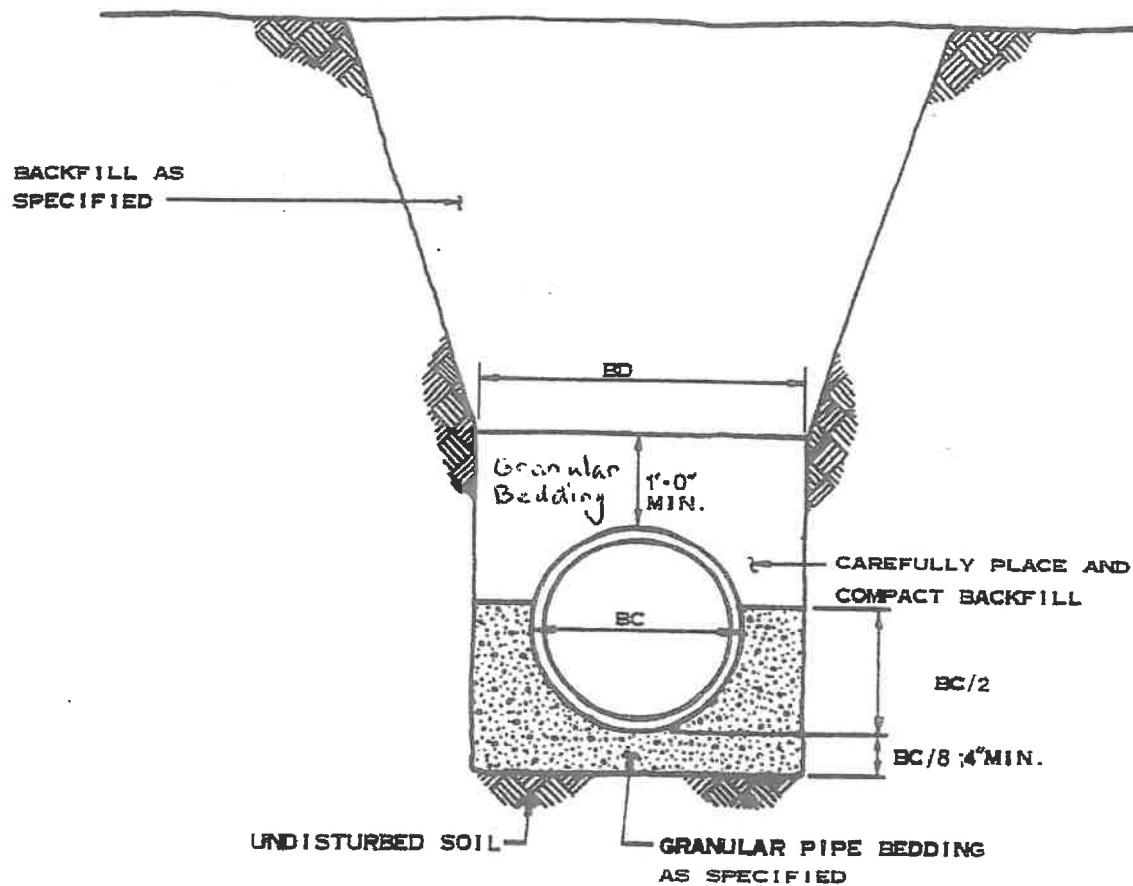
If you have questions, please contact Jeff Peterson at 515-597-2561.





NOTES

1. USE FOR SERVICE CONNECTION WHEN SANITARY SEWER DEPTH EXCEEDS 12.0'



NOTES

1. BC IS OUTSIDE DIAMETER OF PIPE.
2. ED IS TRENCH WIDTH AT TOP OF PIPE.
3. MINIMUM ED = $BC + 12'$; 2'-3' MIN.
4. MAXIMUM ED = $BC + 1\frac{1}{3} BC$; 2'-3' MIN.
5. FOR TRENCH WIDTHS EXCEEDING MAXIMUM ED AND FOR TRENCH DEPTHS EXCEEDING 20' FEET, PROVIDE PIPE BEDDING AS DIRECTED BY CITY.



Standard Specifications for the Construction, Reconstruction, Replacement and Repair of Public Sidewalks and Driveway Crossings

All construction, reconstruction, replacement, and repair of sidewalks and driveway crossings shall follow the Standard Plans and Specifications as set forth in the "Standard Specifications for Street and Utility Improvements" as adopted by the City of Huxley. Any work done on sidewalks and/or driveways must have a permit issued by the City of Huxley.

Before any work is done, check for utilities. Call Iowa One Call at 1-800-292-8989 or by dialing 811.

Design Standards:

Driveway and sidewalks specifications will follow the City of Huxley's Standards for Driveway and sidewalk specifications as adopted by the council and SUDAS Section 7030 Sidewalks: Shared Use Paths and Driveways.

Driveways:

- a. Use flared approach for residential driveways; use flared or radius approach for commercial or industrial driveways.
- b. Design driveway approach in commercial or industrial areas to accommodate anticipated traffic.
- c. Construct concrete driveways; six (6) inches minimum thickness; truck traffic may require greater thickness.

Sidewalks:

- a. Provide sidewalks on each side of street; located one (1) foot inside right-of-way line or as directed by the City.
- b. Depress street curbs and flare sidewalks at street intersections to construct pedestrian curb ramps.
- c. Minimum width: five (5) feet. See Chapter 166.10 of the City of Huxley Code of Ordinances.
- d. Sidewalks shall not be constructed with slopes greater than 5% unless approved by the City.
- e. Use 1/2" thick expansion joint on all four sides of the sidewalk in the driveway and at the back of curbs at driveways and ADA ramps. Expansion needs to be full depth of the pavement at driveways and ramps (Typically 7 to 8 inch) and 6 inches around the sidewalk in driveway. Rip off 1/2 inch off top of expansion and fill the 1/2-inch void to surface with vulkem or tar to seal joint.
- f. The established permanent grade of all permanent sidewalks shall be at the lot line and shall be one-fourth of an inch for ten feet wide or less parking widths (Right of Way) or one-half inch for parking widths greater than ten feet above the established street grade for each foot between the property line and the curb line unless such sidewalk is otherwise established by ordinance.
- g. The surface of all sidewalks shall drop uniformly one-fourth inch for each foot of sidewalk from the lot line to the center of the street depending on the width of the right of way.

Driveway and Sidewalks: See attached standard drawings

- a. Construct driveways and sidewalks as shown on standard drawings

- b. Use concrete with air entertainment and other materials as specified for concrete pavement.
- c. Forms: use wood or steel forms adequately staked and braced to maintain grade and alignment while concrete is placed and finished.
- d. Set base of forms at or below subgrade elevation with top of forms at surface elevation at edge of slab.
- e. Coat forms with form oil before concrete is placed to prevent adherence of concrete.
- f. Forms must be in place at least 12 hours but no longer than 48 hours.
- g. Remove forms with care to prevent cracking, spalling or overstressing concrete.
- h. Backfill up to sidewalk and driveway grade as soon as forms are removed to prevent washing out sub grade base material of sidewalk and driveway.
- i. Allow no traffic on sidewalk or driveway for seven days after pour.
- j. Aggregate cuts shall be done within 24 hours of pour.
- k. Concrete shall be a minimum of 4000#

Curb Replacement:

Asphalt Street: Remove curb and gutter to asphalt. Any damage made to asphalt during removal will be repaired by contractor before new curb and gutter is installed. Three dowel pins installed for every 10 feet. Two dowel pins at each end of new curb gutter to existing curb gutter. One dowel pin on each end of curb to existing curb. Pour back to full depth of street or as instructed by inspector.

Concrete Street: Remove curb and gutter two feet out from back of curb or at break point. Any damage made to existing street during removal will be repaired before new curb and gutter are installed. Three dowel pins installed for every 10 feet. Two dowel pins at each end of new curb gutter to existing curb gutter. One dowel pin on each end of curb to existing curb. Pour back to full depth of street or as instructed by inspector.

Curbs will be poured separate from approach.

No concrete will be placed with temperatures below 28 degrees Fahrenheit and frost in ground. If temperature is at or above 28 degrees Fahrenheit for a minimum of 12 hours and ground is frost-free, concrete will be allowed to be poured provided frost blankets are used.

NOTICE: All sidewalks and ramps will be required to adhere to ADA specifications. Areas requiring ramps are required to use 24" x 28" cast in place Armor Tile Pads in red color. City will provide specifications and installation instructions on cast in place when needed.

Refer to comments section on permit for any additional requirements.

Subgrade Preparation:

a. Sidewalk Subgrade:

- a. The Contractor shall remove all the material, which will be displaced by sidewalk. Whenever filling is required to bring the subgrade to the proper elevation, the entire surface to be covered shall be scarified to a depth of at least 6 inches. The subgrade in embankments and fill shall be

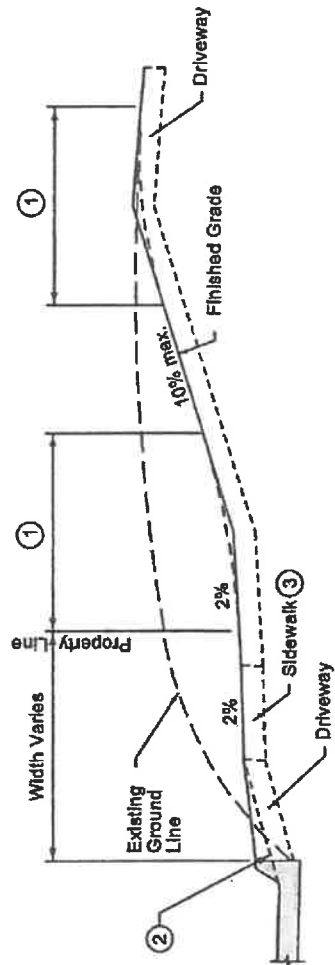
compacted in lifts of 6 inches or less. The subgrade shall be brought to a firm unyielding surface by tamping with a mechanical tamper.

- b. All soft, spongy, or yielding spots and all vegetation or other perishable matter shall be removed and the space filled with suitable material.
- c. When different subgrade materials are encountered the transition zone between the materials shall be roved to as depth of one foot and replaced with one of the materials The line between each material will be transverse with the sidewalk.
- d. It is permissible to excavate subgrade to a point 1" of compacted 3/8" limestone chips or select material.

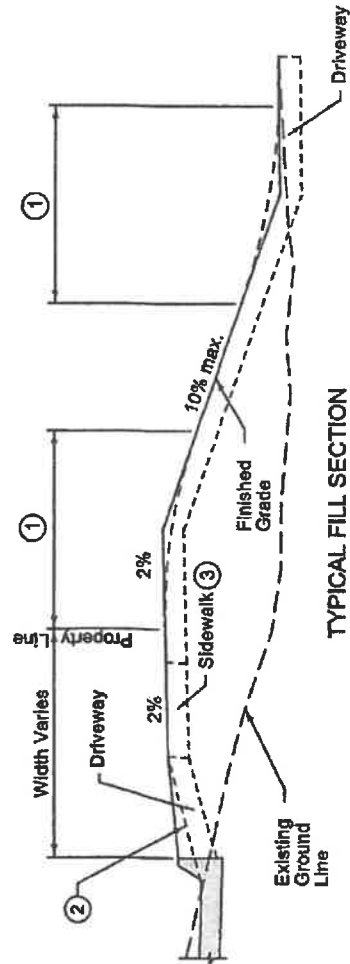
Surface Fixture Adjustment:

- a. Adjust manhole frames and other utility fixtures and castings within area to be paved to conform to finished surface. It shall be the responsibility of the contractor to cooperate and coordinate with the utility company at the contractor/owner's expense to insure proper fixture adjustment.
- b. In no case shall the sidewalk and driveway be poured, or bricks placed around the fixture or area in a manner as to render operation of fixtures difficult or impossible, without removal of a portion of the new sidewalk and driveway. Such adjustments shall be considered incidental to the work.
- c. Clean outside of fixture to depth of pavement before sidewalk and driveway.

- ① 10 foot vertical curve required for 5% or greater change in grade.
- ② Slope varies. See contract documents.
- ③ Target cross slope of 1.5% with a maximum cross slope of 2.0%.



TYPICAL CUT SECTION



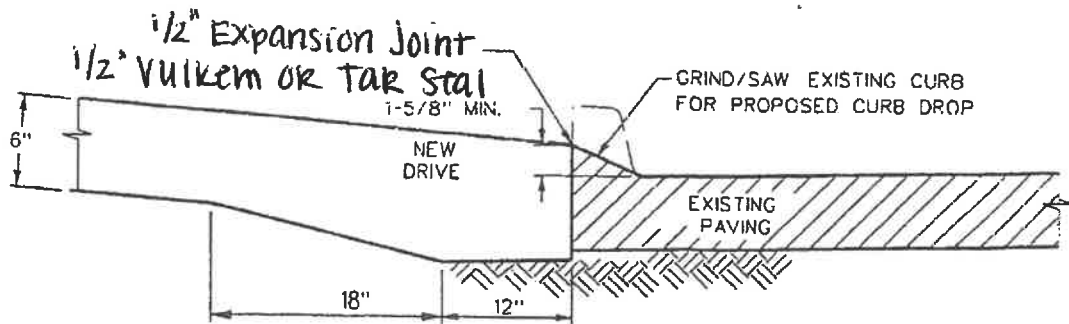
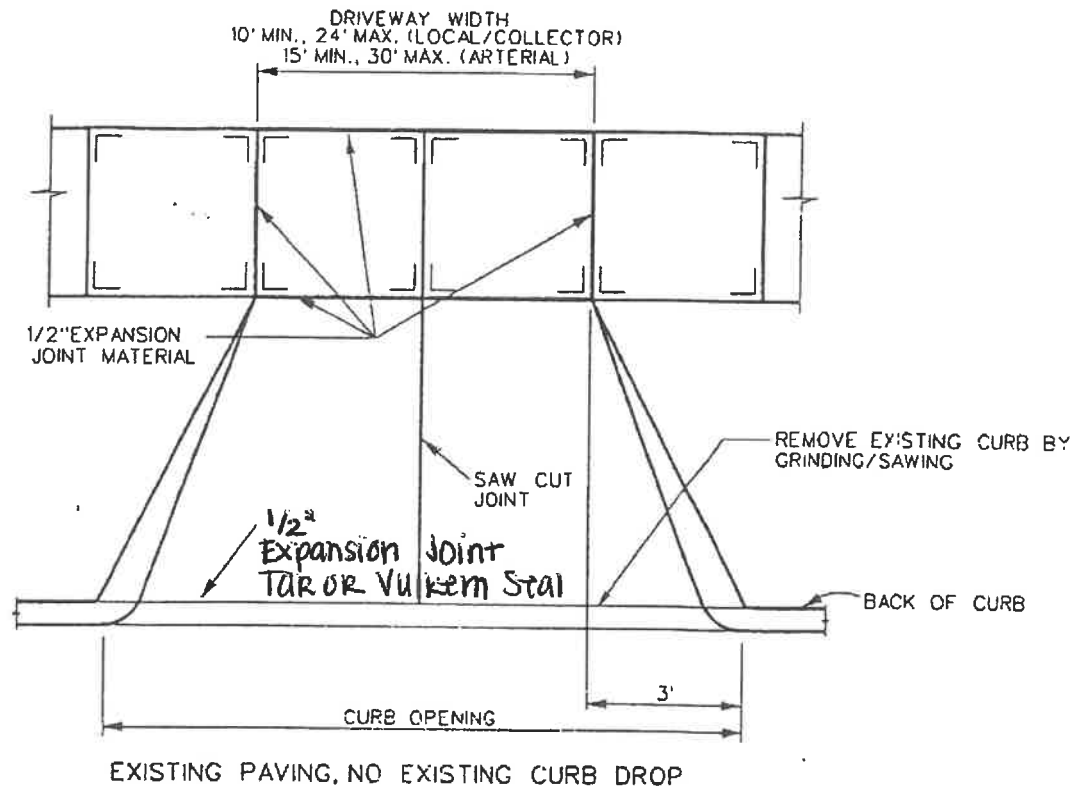
TYPICAL FILL SECTION

	SUDAS 7030.103
	<small>REVISION</small> 2 10-20-15 <small>SHEET 1 of 1</small>

SUDAS Standard Specifications

DRIVEWAY GRADING

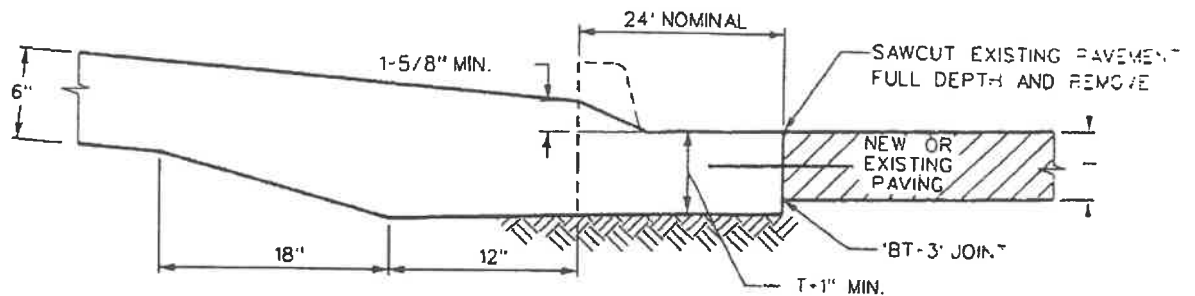
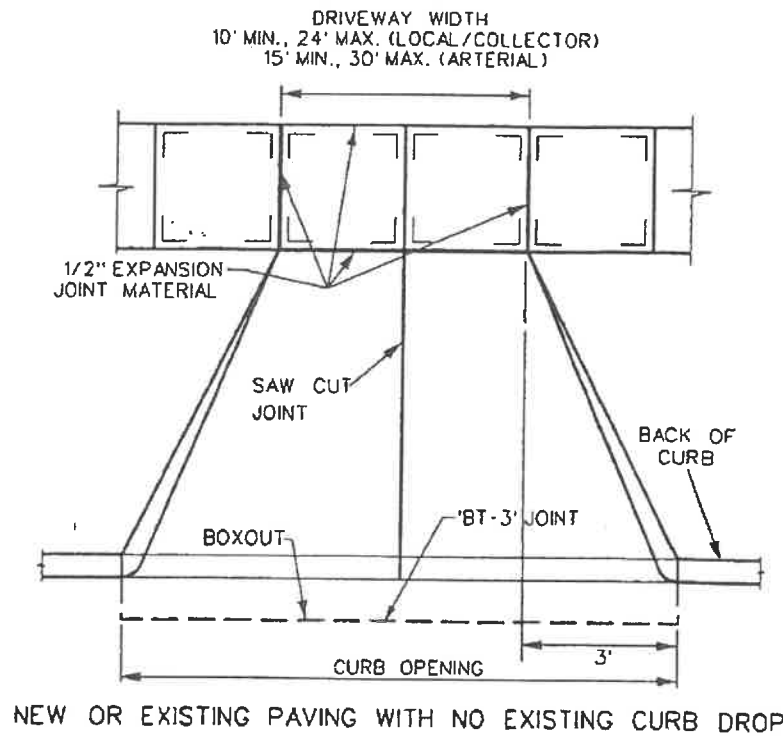
URBAN STANDARD SPECIFICATIONS for PUBLIC IMPROVEMENT MANUAL



TYPE A
(RESIDENTIAL DRIVEWAY, GRIND OR SAW CURB)

3	01/29/03		RESIDENTIAL DRIVEWAY, TYPE A GRIND/SAW EXISTING CURB	FIGURE: 7030.3A SHEET 1 OF 1
REV.	DATE	BY		
	DATE: 01-01-98			

URBAN STANDARD SPECIFICATIONS for PUBLIC IMPROVEMENT MANUAL

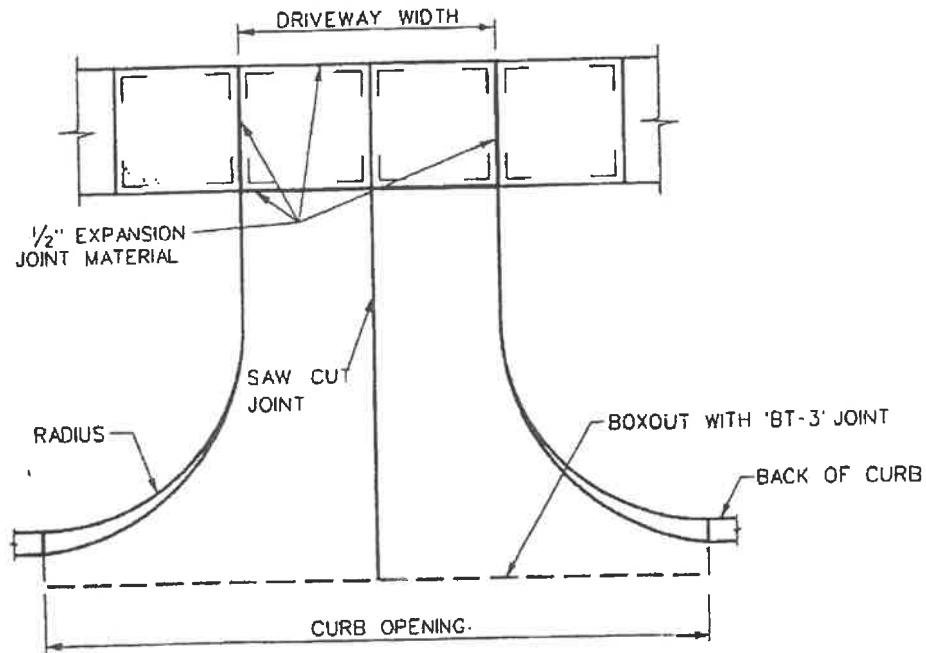


NOTE: IF A LONGITUDINAL JOINT LINE IS LOCATED 36" OR LESS FROM THE BACK OF CURB, EXTEND BOXOUT TO JOINT LINE. FULL DEPTH SAWCUT SHALL STILL BE REQUIRED.

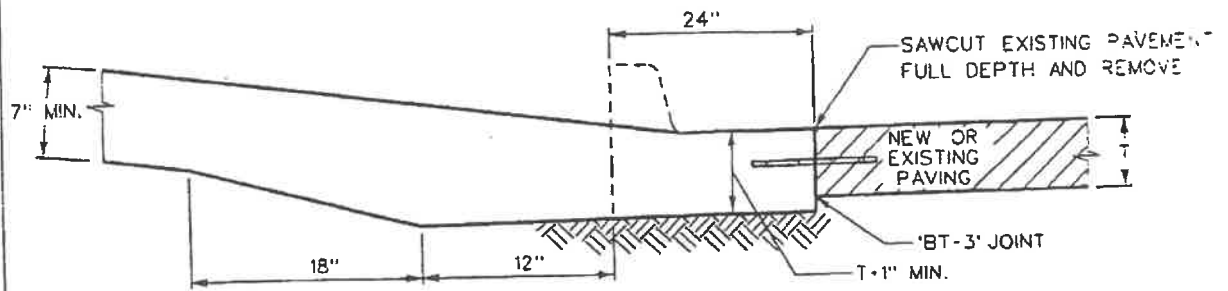
TYPE B
(RESIDENTIAL DRIVEWAY BOXOUT)
(OPTIONAL METHOD FOR EXISTING PAVEMENT
IF CURB GRINDING/SAWING IS NOT ALLOWED
BY JURISDICTIONAL ENGINEER)

1	1/29/03		RESIDENTIAL DRIVEWAY, TYPE B BOXOUT CURB	FIGURE: 7030.3E SHEET 1 OF 1
REV.	DATE	BY		
	DATE: 01/25/01			

URBAN STANDARD SPECIFICATIONS for PUBLIC IMPROVEMENT MANUAL



COMMERCIAL/INDUSTRIAL DRIVEWAY

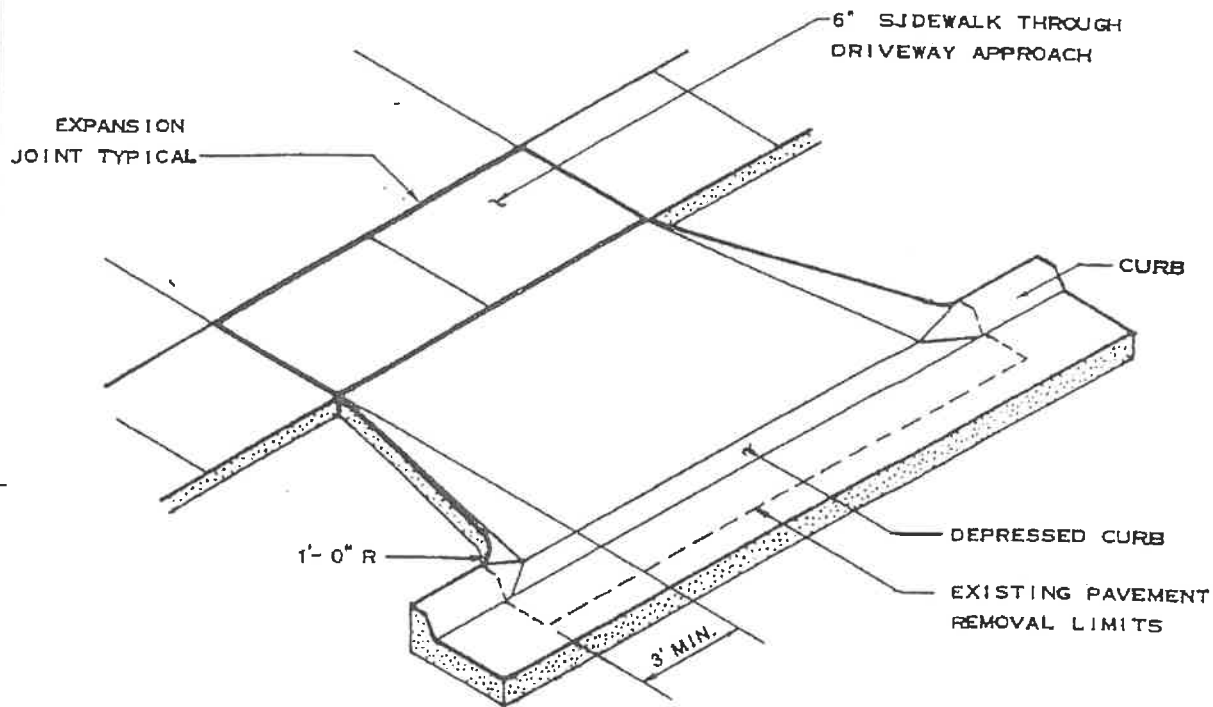


NOTE: IF A LONGITUDINAL JOINT LINE IS LOCATED 36" OR LESS FROM THE BACK OF CURB, EXTEND BOXOUT TO JOINT LINE. FULL DEPTH SAWCUT SHALL STILL BE REQUIRED.

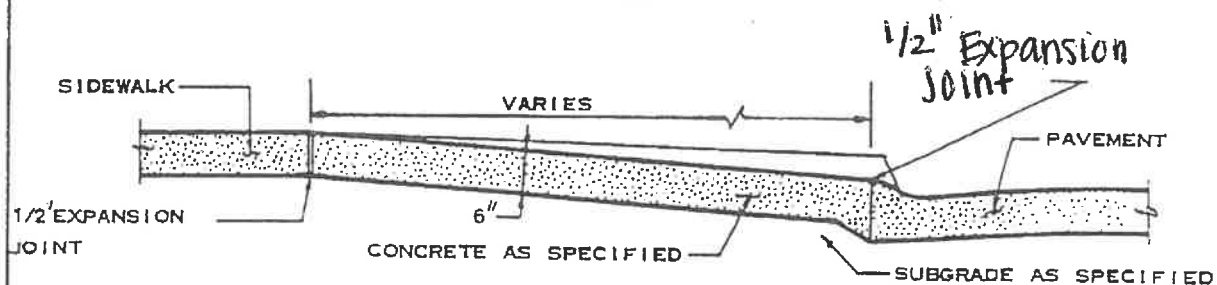
TYPE C
(TYPICAL COMMERCIAL/INDUSTRIAL DRIVEWAY)

	LOCAL STREET		COLLECTOR		MAJOR/MINOR ARTERIAL	
	RADIUS	WIDTH	RADIUS	WIDTH	RADIUS	WIDTH
COMMERCIAL	10'-20'	24'-32'	10'-35'	24'-40'	10'-35'	24'-45'
INDUSTRIAL	10'-30'	24'-40'	25'-50'	24'-45'	25'-50'	24'-45'

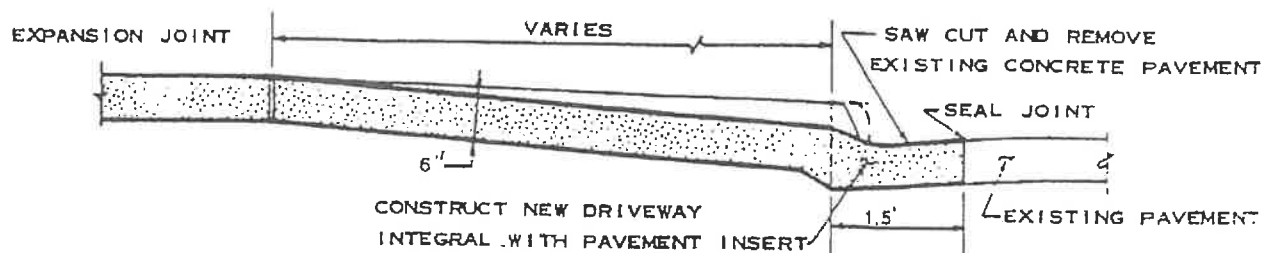
3	01/29/03		COMMERCIAL/INDUSTRIAL DRIVEWAY	FIGURE: 7030 4
REV.	DATE	BY		SHEET 1 OF 1
DATE: 03-03-98				



PLAN



SECTION (NEW PAVEMENT AND NEW DRIVEWAY)



SECTION (EXISTING PAVEMENT AND NEW DRIVEWAY)

CITY OF HUXLEY, IOWA

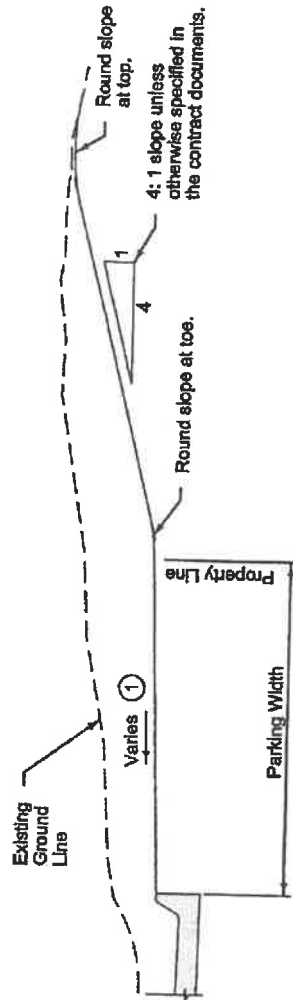
SNYDER & ASSOCIATES

ENGINEERS
PLANNERS

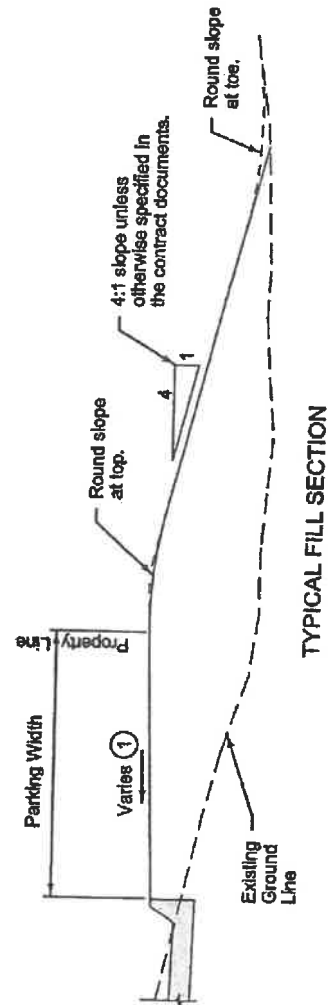
101 NORTH ANCEST BOULEVARD
ANCEST, IA 50821 (515) 944-3030

RESIDENTIAL
DRIVEWAY DETAILS


- ① Parking Slope:
If parking width is less than 10 feet wide, slope at 1/4 inch per foot.
If parking width is 10 feet wide and greater, slope at 1/2 inch per foot.



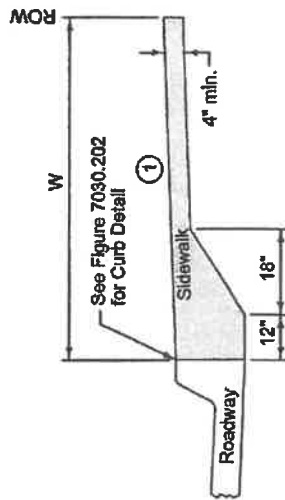
TYPICAL CUT SECTION



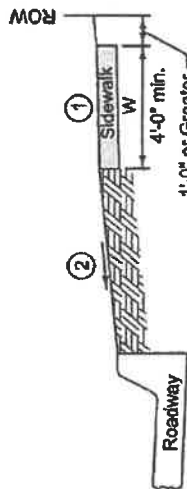
TYPICAL FILL SECTION

	REVISION	1	10/21/14
	SUDAS 7030.104		
	SHEET 1 OF 1		
SUDAS Standard Specifications			
RIGHT-OF-WAY GRADING			

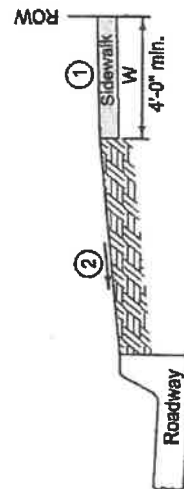
All Residential Sidewalks conform to "Class B sidewalk" with a 5' minimum



CLASS A SIDEWALK
(Sidewalk extends from back of curb to ROW)



CLASS B SIDEWALK




CLASS C SIDEWALK

← Residential

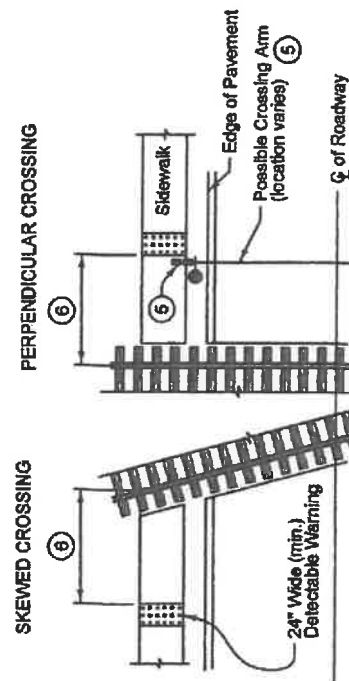
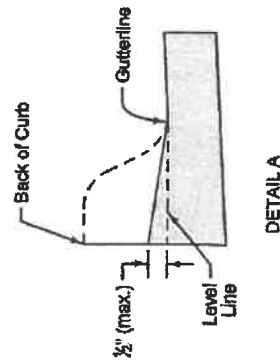
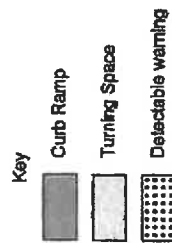
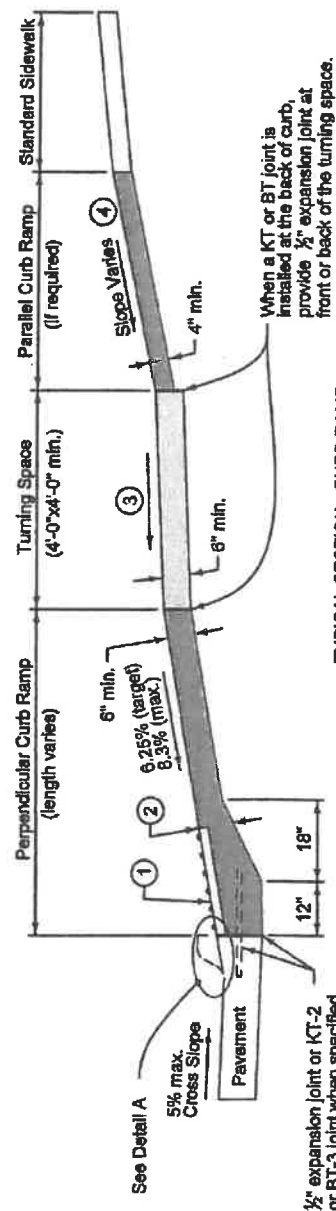
- ① Target cross slope of 1.5% with a maximum cross slope of 2.0% (including sidewalk through driveway).
- ② Parking Slopes:
If parking width is less than 10 feet wide, slope at $\frac{1}{4}$ inch per foot.
If parking width is 10 feet wide and greater, slope at $\frac{1}{2}$ inch per foot.

Special grade may be specified in the contract documents.

W = Sidewalk width as specified in the contract documents.

	SUDAS	
	2	10-20-15
7030.201		SHEET 1 of 1
SUDAS Standard Specifications		
CLASSES OF SIDEWALKS		

- ① Provide a minimum 2 foot width of detectable warning surfaces in the direction of pedestrian travel across the full width of the curb ramp or turning space, exclusive of curbs or flares.
 - ② Provide a minimum of 6 inches of concrete below the detectable warning panel.
 - ③ Minimum 4 feet by 4 feet. Target cross slope of 1.5% with a maximum cross slope of 2.0%.
 - ④ If normal sidewalk elevation cannot be achieved with the perpendicular ramp between the street and landing due to limited ramp length, provide a parallel ramp to make up the elevation difference between the landing and the standard sidewalk.
- The length of the parallel ramp is not required to exceed 15 feet, regardless of the resulting slope. Do not exceed 8.3% slope for parallel ramps shorter than 15 feet.
- ⑤ If crossing gate conflicts with location of detectable warning or if pedestrian crossing gate is provided, place detectable warning panel in advance of the crossing gate.
 - ⑥ Locate front edge of detectable warning panel 12 to 15 feet from centerline of nearest rail. Orient truncated domes parallel to the direction of pedestrian travel.

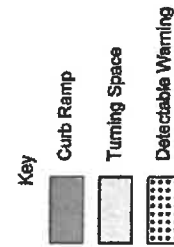


DETECTABLE WARNING LOCATION AT RAILROAD CROSSING

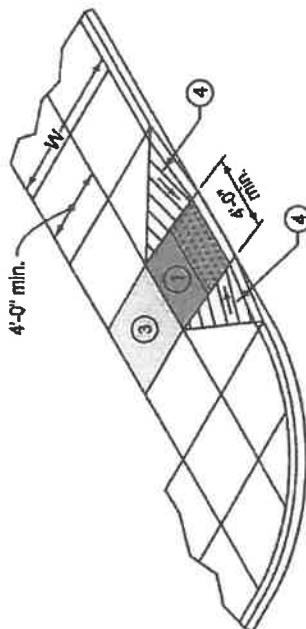


SUDAS Standard Specifications

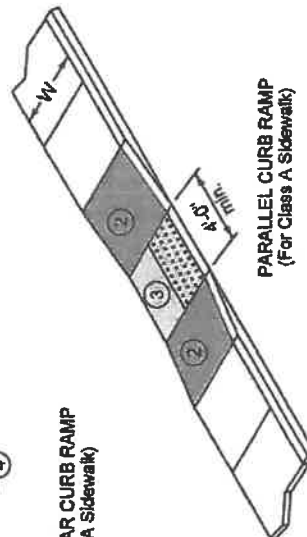
GENERAL SIDEWALK AND CURB RAMP DETAILS



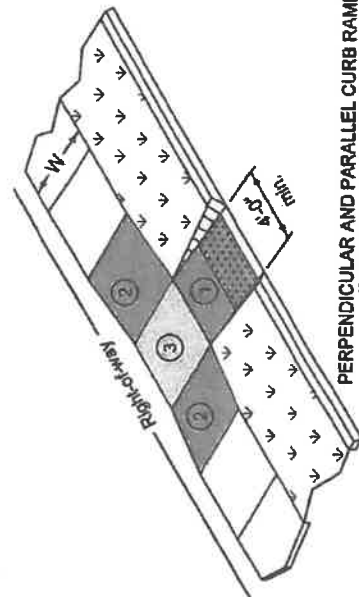
- ① Perpendicular Curb Ramp: Target running slope of 6.25% with maximum running slope of 8.3%. Match pedestrian street crossing cross slope at back of curb. At mid-block crossings, cross slope may exceed 2.0% to match roadway grade.
- ② Parallel Curb Ramp: Target cross slope of 1.5% with a maximum cross slope of 2.0%. The length of the parallel ramp is not required to exceed 15 feet, regardless of resulting slope. Do not exceed 8.3% slope for parallel ramps shorter than 15 feet.
- ③ Turning Space: Target slope of 1.5%, with a maximum slope perpendicular to the travel directions of 2.0%. At mid-block crossings, cross slope of landing may exceed 2.0% to match roadway grade. Minimum 4 feet by 4 feet.
- ④ Flare (10:1 max.) required if ramp is contiguous with sidewalk.



PERPENDICULAR CURB RAMP
(For Class A Sidewalk)



PARALLEL CURB RAMP
(For Class A Sidewalk)



PERPENDICULAR AND PARALLEL CURB RAMP
(For Class B or C Sidewalk)



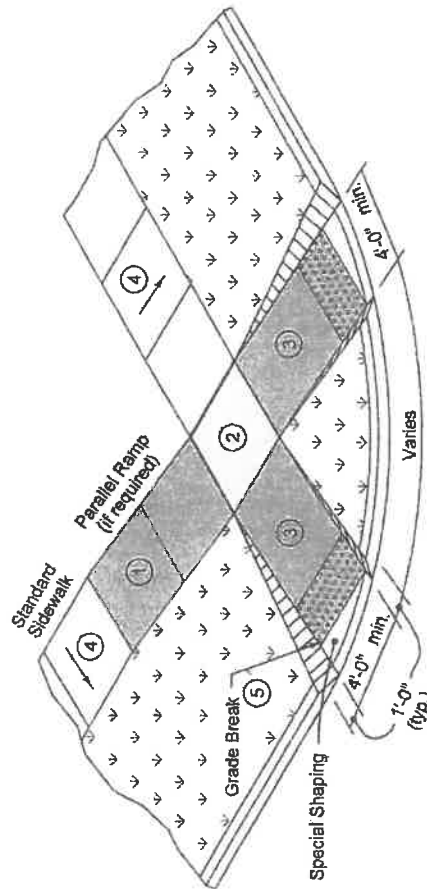
SUDAS Standard Specifications

CURB RAMPS OUTSIDE OF
INTERSECTION RADIUS

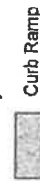
- ① Parallel Curb Ramp: If normal sidewalk elevation cannot be achieved with the perpendicular ramp between the street and landing due to limited ramp length, provide a parallel ramp to make up the elevation difference between the landing and the standard sidewalk.

The length of the parallel ramp is not required to exceed 15 feet, regardless of the resulting slope. Do not exceed 8.3% slope for parallel ramps shorter than 15 feet.

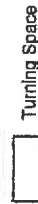
- ② Turning Space: Target slope of 1.5% with maximum slope perpendicular to the travel directions of 2.0%. Minimum 4 feet by 4 feet.
- ③ Perpendicular Curb Ramp: Target running slope of 6.25% with maximum running slope of 8.3%.
- ④ Target cross slope of 1.5% with a maximum cross slope of 2.0%.
- ⑤ Match pedestrian street crossing cross slope or flatter.



Key



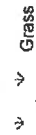
Curb Ramp



Turning Space



Detectable warning



Grass



REVISION

New

10-6-12

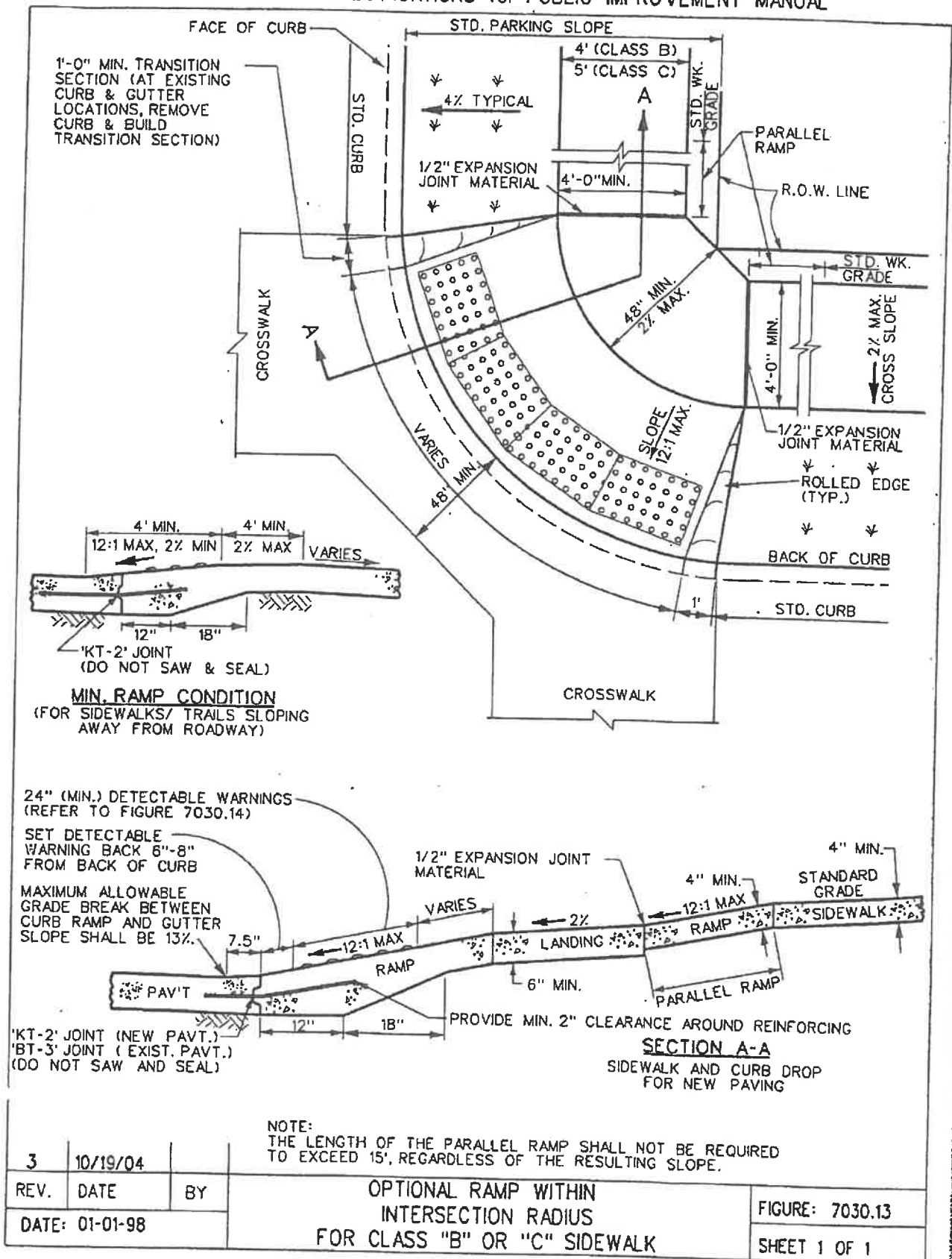
7030.207

SHEET 1 of 1

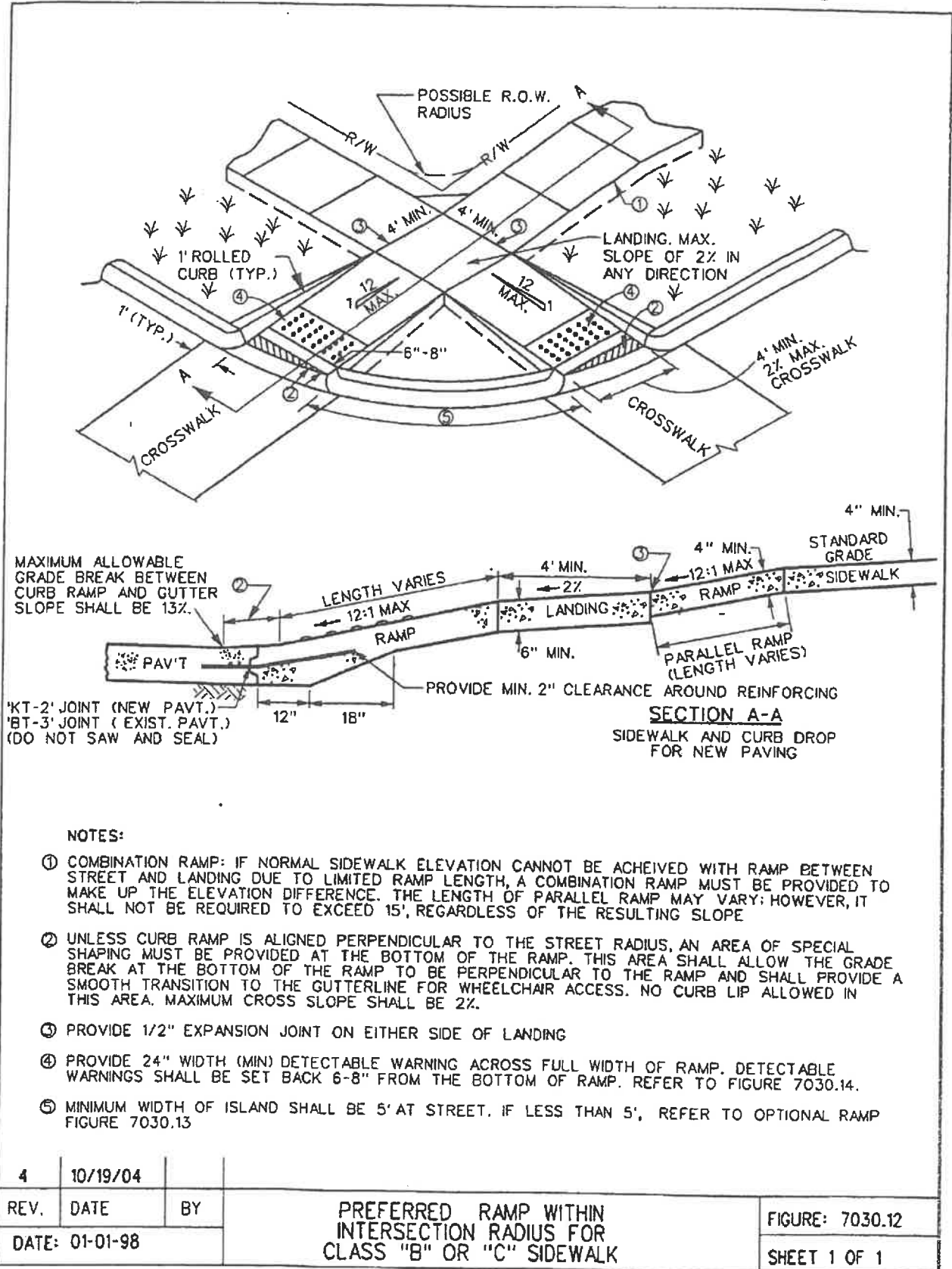
SUDAS Standard Specifications

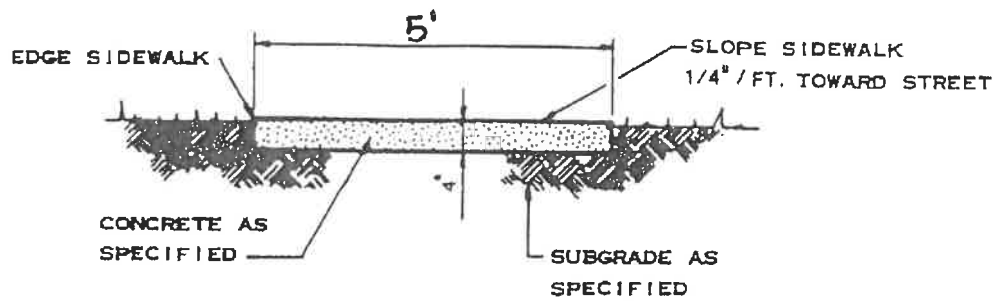
CURB RAMP FOR
CLASS B OR C SIDEWALK

URBAN STANDARD SPECIFICATIONS for PUBLIC IMPROVEMENT MANUAL

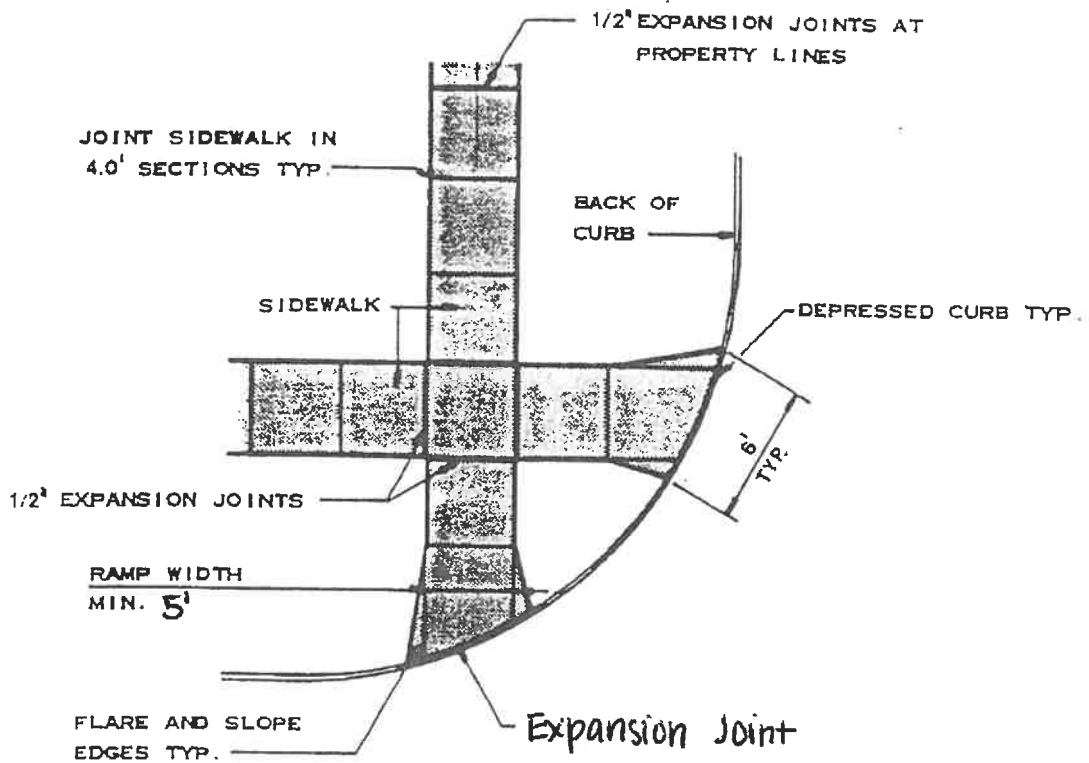


URBAN STANDARD SPECIFICATIONS for PUBLIC IMPROVEMENT MANUAL





SECTION



PLAN

CITY OF HUXLEY, IOWA

SNYDER & ASSOCIATES

CONSULTING
PLANNERS

301 NORTH JANEY BOWLEMAN
JANEY, IL 61821 (312) 954-3638

SIDEWALK DETAILS