

DEVELOPER INSTALLED WATER TAPS POLICY

This document by the provisions herein will constitute an amendment to the latest revision of the Utility's **Water Main Extension Policy**, as adopted by the Fort Wayne Board of Public Works, in regard to water taps being installed by developers during main line construction in all new residential subdivisions.

- **Mandatory Installation:** All taps will be installed in new residential subdivisions with main line construction by the developer's contractor. New contract language will state: "Said water main to include (X) number of service connections (includes water main tap, curb box and stop, and that portion of the service pipe between the tap and curb stop)."
- **Tap Size:** All developer installed taps will be one inch (1") in size. The 1" service will allow sufficient pressure for irrigation systems by those builders or homebuyers desiring installation of same. Homebuyers will always have the option to reduce to a ¾" service when copper is installed by their plumbers.
- **Tap/Curb Stop Placement:** All taps will be installed, with curb stops placed a minimum of four feet (4') from the side property line to reduce the possibility of services being crossed.
- **Inspection:** Inspection costs to developers will follow current policy, subject to periodic review.
- **Bonding:** The length of the required maintenance bond for water main extension, provided by the developer's contractor, will remain a one (1) year bond.
- **Record Keeping:** Measurements of tap and curb stop installations will be provided to the City main line inspectors by the developer's contractor in the field as the services are installed. Right of way limits or other immovable landmarks will be used for reference. Tap and curb stop measurements for each lot must be noted on "as built" drawings by the developer's contractor. All measurements will be transferred to tap cards by City personnel, and kept by the City. In addition, the City will require that contractors keep records of tap and curb stop measurements, as well.
- **Locating, Repairing or Replacing:** New water main extension contract language shall state: "If subsequent to its installation, any part of the service connection, excepting the tap, cannot be located, is damaged, or fails, it shall be the responsibility of the owner of record of the unimproved real estate served by the service connection to either locate, repair, or replace same. In the event the City is requested to locate, repair, or replace any part of the aforementioned service line, excepting the water tap, the owner of record of the unimproved real estate shall pay the City for all costs associated with the location, repair or replacement of same. Once an initial water

service account has been established with the Utility by the homeowner, locating, repair or replacement of said service connection shall be the responsibility of the City.”