

Residential Building Requirements Summit Water Distribution Company

1. **Water Service Letter.** To receive a building permit from Summit County (SC), Summit Water Distribution Company (SWDC) will issue a letter to the SC Building Department specifying SWDC's intent and ability to deliver water service to any residential or commercial project. The following is required before SWDC can issue the letter:
 - a. **Water Certificate.** SWDC may request a valid water certificate, or other acceptable evidence, showing your ownership of water shares attached to your building lot or project.
 - b. **Fees.** On the date of issuance of the above letter, the project owner or his representative is required to pay the following fees, as applicable, at the then current fee level:
 - i. **Connection Fee.** This fee pays for equipment and inspections and also contributes to the SWDC contingency fund.
 - ii. **Refundable Inspection Deposit.** This deposit insures that the owner or contractor calls for inspections and that all work is done to SWDC specifications, including the installation of the sprinkling system and landscaping.
 - iii. **Conversion Fee.** When water shares are converted from Class A to Class B, this fee is required to reimburse SWDC the assessments already paid on the underlying water rights.
 - iv. **Transfer Fee.** Whenever Class B water shares change ownership, this administrative fee is charged.
 - v. **Backflow Preventer Charge:** The cost of the backflow assembly that is installed on the irrigation or fire suppression system.
 - vi. **Concurrency Fee:** This is a fee charged to reimburse SWDC for the costs of complying with the County Concurrency Ordinance.
 - c. **Application for Water Service.** This application must be completed and signed by the owner of the water share. It specifies the water shares purchased, fees paid, and a commitment to pay all assessments and abide by the rules and regulations of the water company.
2. **Quarterly Assessments** for water service at the connected rate will begin on the same date as the issuance of the water service letter. This assessment represents fire protection, maintenance of your water rights, and the general operation and maintenance of the water system. It is very likely that you will receive your first assessment before actually using any water.
3. **Equipment.** The water company will provide, as part of the connection fee, a curb stop box for access to the curb stop (shut off valve), a meter with an electronic readout, and a

backflow preventer for irrigation. The owner and/or contractor is responsible to install this equipment. Installation instructions are included in the connection packet.

4. **Inspections.** Call for these inspections at 649-7324. Please allow 24 hours notice. Failure to call may result in the loss of your refundable deposits and/or require that you redo the work to comply with SWDC specifications.
 - a. **Tap to Main Water Line.** This is required in some areas in the system where laterals from the water main to the property do not exist (specifically Hidden Cove) or in the occasional instance where the lateral cannot be found. It is the responsibility of the contractor to tap the main water line. SWDC will assist in locating the main and must be present and inspect when the tap occurs. Failure to involve SWDC in this process could result in severe damage to the water system and to public and private property and result in the imposition of heavy liability costs on the owner/contractor.
 - b. **Lateral Inspection.** This is required at the time the contractor connects to the service lateral. SWDC will provide a curb stop box and connecting rod.
 - i. The water supply line from the curb stop to the house is the property and responsibility of the owner. It should be of blue poly with a 200 psi rating. A tracer wire must be installed with the blue poly line and stiffeners/inserts should be used at connecting points. Water tape should be placed 18" above line.
 - ii. Bury depth is required to be 5 feet
 - iii. Bedding. The service lateral should be bedded in sand with 6" below line and 18" above.
 - iv. Sewer lines should not be run in the same trench. There should be a 10 foot horizontal separation and an 18 inch vertical separation with the water being above the sewer.
 - v. If the lateral is installed under the slab or any concrete it shall be placed in a conduit.
 - vi. The curb stop box can be telescoped approximately 15 inches and should be installed so as to approximate finish grade.
 - vii. It is the responsibility of the owner/contractor to physically protect the curb stop box during construction and maintain a positive location so it can be found in the event it is damaged, buried, or covered with earth, construction materials, or snow. Those who fail to do so, and require the assistance of the water company to locate a lost or damaged curb stop, will be charged time and materials.
 - c. **Meter package.** SWDC will provide a water meter and backflow preventer for irrigation to be installed by the contractor or the owner. The meter should be placed in a mechanical room with a drain. **We will deliver the package to the plumber on request.** Instructions for installation are included in your connection packet.

SWDC will also provide and install an electronic transponder for meter reading purposes.

- i. Remember. All water used inside the home or for the outside landscaping must be metered. Water for outside sprinkling systems must be plumbed behind the meter and not connected directly to the incoming supply line. All other service lines must be plumbed behind the meter as well.
 - ii. Any service line installed prior to the meter must be removed before the refundable deposit will be released.
 - iii. Fire suppression lines are not metered.
 - d. **Final Inspection.** SWDC must inspect the meter installation, backflow preventer(s), outside readout (transponder), irrigation tee, and the curb stop box when the home is essentially complete and prior to occupancy. If the work necessary for a final inspection is not done in a timely manner, or if the owner/contractor does not call for the final inspection prior to occupancy, SWDC will have the option to have the work completed and all of the security deposit will be forfeited.
 - e. **Sprinkling system inspection.** Where outside sprinkling is required or intended the home must be plumbed for future sprinkling systems during the initial construction.
 - i. Before a sprinkling system is installed the landscaping contractor must contact SWDC for specifications.
 - ii. An inspection of the sprinkling system is required before the contractor buries the connection to the culinary system.
 - iii. It is important for the owner/shareholder to understand the water rights that they own and how overuse can impact their assessments.
 - iv. The irrigation system must have a backflow device installed on the supply line to protect the residents and the water system. This device will be provided by SWDC and installed by the owner/contractor.
5. **Refund of Deposit.** Both the final inspection of the homeowner water system and inspection of the sprinkling system must be completed and approved by SWDC and any applicable charges must be paid before the deposit is refunded.
 - a. If a change of ownership occurs between the final inspection and the irrigation inspection, the water company will release the deposit to the original owner only if a new deposit has been collected from the new owner.
 - b. As an alternative, the original owner can collect the inspection deposit from the new owner and send SWDC a letter relinquishing his original deposit so it can be returned to the new owner after the appropriate inspection.
 - c. All refunds are made to the party who paid the deposit.

6. **Warning!** The use of water from fire hydrants is prohibited without the express approval of SWDC.
 - a. Damage to the hydrant will be the responsibility of the contractor/owner.
 - b. Some construction projects will have an SWDC hydrant or system control valve on the property. It is the responsibility of the contractor/owner to be especially careful to protect these devices from damage and to insure that they remain accessible.