

# CIVIL CONSTRUCTION

## Permit Requirements, Applicability, and Limitations



Most construction projects require facility installations such as water and sewer services, on-site stormwater management systems, curbs and sidewalk improvements, electrical service, or other utility work that is performed by the owner or contractor or City Light Department, and commonly connects to the City's infrastructure. To ensure that such work is in accordance with City standards, Civil Permits are generally required. Here are some common types of projects that may require a Civil Permit:

- **Buildings' Water/Sewer/Electrical Services**

For services that connect to the City's water, sewer, or power utility, a Civil Permit is required for the portion of piping or wiring from the building to the City's infrastructure. The repair/replacement of such water/sewer piping would also require a Civil Permit. Replacement or upgrades to electrical services do not require a Civil Permit, but must be approved and coordinated with the Cheney Light Department, and L&I may also require electrical permits for any associated work on/in the building.

- **Land-Use Developments**

In all land-use developments where a condition of approval is providing utilities to the lots, constructing stormwater facilities, building sidewalks and roadways, or completing other permanent improvements, a Civil Permit is required.

- **Addition or Replacement of 5,000 sq. ft. or more of Impervious Surface**

In any project where impervious surfaces (e.g., asphalt, concrete, and roof areas) are added or replaced where the aggregate area is 5,000 square feet or more, a Civil Permit is required.

It is important to understand that Civil Permits are separate from Building Permits, L&I electrical, or other required permits. While both Civil and Building Permits may be required for a project, the benefit of being separate is the associated work with each permit may be pursued upon issuance of the respective permit, eliminating the need to wait to start any work until the entire project's review is completed. As such, it is important to understand that some information that may be located on the building plans also needs to be shown on the Civil plans so that the appropriate reviewer can verify the required information without needing to reference the associated building plans. In addition to the information typically provided as part of the Civil plans, here is a list additional information typically on building plans, which you need to show on your Civil plans:

- **Building Occupancy Type(s)**
- **Building Type of Construction**
- **If Building is Sprinkled and Type of Sprinkler System**
- **Drainage Fixture Units (DFU's) per Building**
- **Building Roof Area**
- **Number of Residential Units and Number of Bedrooms per Unit** *e.g., (12) 2-bedroom units and (6) studios*
- **Total Building Electrical Loads and Type of Service** *e.g., Underground, 3-phase*

### ***Disclaimer / Limitations***

It is important to understand that while a Civil Permit provides for additional latitude to phase a large project, they only grant permission to do the work authorized by the permit. They do not authorize, or guarantee the authorization of, any other work, or constitute vesting in a building project. As with all phased projects, you are responsible for assuring that any monetary investments are done after thoroughly assuring that the entire project will be able to proceed and after evaluating all potential costs in proceeding. All facilities installed should be properly designed to provide for additional assurances that any subsequent changes required by other permit reviews or by personal choice will be able to be achieved without the need to remove, replace, or redesign the on-site facilities. All local, state, and federal laws must be adhered to for all projects, and a Civil Permit cannot take the place of any other permits or grant authorization to violate any such laws. Any non-City utilities must be coordinated directly with its utility company (*e.g., Avista for natural gas*).

The City of Cheney is dedicated to improving our processes to help the community thrive through proper development and maintenance of our vital infrastructure. Your efforts to provide accurate information will help us achieve our goals in the most effective and mutually beneficial manner.

*For additional information, please contact the City of Cheney Public Works Department, 509-498-9293.*