



Punch List Coding And Expedited Bonding to Obtain Final Plat

Summary: Effective immediately, Development Engineering Inspectors will differentiate between bondable and unbondable items when issuing final inspection punch lists for preliminary plats. In addition, the Development Engineering Section has established an alternative bonding program which will facilitate the expedited posting of a \$25,000.00 financial guarantee for qualified projects approaching final plat. This expedited bonding program will not require submission of an engineer's estimate, however it will require that the guaranteed work be completed within one year.

Punch List Coding: Development Engineering inspectors will review and consolidate input from contributing Public Works Sections and will issue the official punch list. When preparing the punch list, the inspector will identify any items which cannot be bonded to obtain final plat. This will be accomplished by adding a statement immediately after the last punch list item stating "Item(s) XX listed above cannot be bonded for final plat approval" or "All items listed above may be bonded for final plat approval only".

Expedited Punch List Bonding: Once a punch list has been issued, and when it is clear to the assigned inspector that the construction cost of outstanding work on a project is less than \$25,000.00, the proponent will now have a choice between posting a financial guarantee through the traditional process which requires an approved engineer's estimate, or they may be able to post an expedited \$25,000.00 construction guarantee under the provisions of the expedited bonding program described herein.

Process: A project proponent who wishes to participate in the expedited bonding program must contact the inspector and request to do so. If the inspector finds that the project is qualified under the provisions of this policy, the proponent may submit an assignment of funds or construction bond on the standard approved form. The amount will be \$25,000.00 and the preparer will check 'Construction' as the purpose in the Development Engineering block on the guarantee form. The principal must also sign a copy of the current version of this handout and submit this with the financial guarantee form. Both documents will be submitted to the attention of the Development Engineer assigned to the project.

Conditions: To participate in this program, the principal must affirm and agree that;

1. All remaining site development work necessary to obtain final inspection approval can and will be completed within one year from acceptance of the financial guarantee as noted in PALS+.
2. It is the principal's responsibility to insure that the required work is completed, that final inspection is requested and that final site development approval is obtained within the allowable one year period.
3. This is an expedited process and as such precludes careful study of the elements covered by the financial guarantee. The financial guarantee is



presumed to cover all work necessary to obtain final inspection approval and will only be released when final inspection approval has been obtained.

4. If any of the created lots are to be sold prior to final inspection approval, it shall be the principal's responsibility to insure that the purchaser is informed of the outstanding construction requirements and that building permit applications will not be accepted until the construction is completed, inspected and approved.

Limitations: The following items cannot normally be bonded for final plat approval;

1. Features which are directly safety related.
2. Short term drainage or stabilization necessary to protect project improvements or adjacent properties.
3. Restoration of offsite areas impacted by project related construction.
4. Approval of design changes (change orders, revisions to approved plans, etc.).

The acceptance of a bond for plat approval does not imply that building permit applications can or will be accepted. All bonded infrastructure must normally be built before the County will accept applications for building permits. The county reserves the right to refuse financial guarantees under this program from principals and/or organizations who have failed to meet expedited bonding program obligations in the past.

Questions or Comments: Any questions, comments or suggestions concerning this program may be directed to Scott Murdock by phone at 253-798-3756 or by e-mail at scott.murdock@co.pierce.wa.us .

I acknowledge receipt of the attached document and request to participate in the Expedited Bonding Program per the terms and conditions listed:

For Project Name: _____

Signature of Principal

Date