City of Santa Fe, New Mexico

Board of Adjustment
Attachment A

Development Review Team
Conditions of Approval
and
Technical Corrections

Conditions of Approval and Technical Corrections

Attachment A

	CONDITIONS OF APPROVAL	Department	To be completed by:
1	An approved Water Plan will be required for all new public water infrastructure and fire services. Water Plan shall be submitted to the City Water Division for review.	Water Division	Prior to Building Permit
2	An approved Agreement to Construct and Dedicate (ACD) will be required with the Water Division for all new public water infrastructure and fire services.	Water Division	Prior to Building Permit Approval
3	A separate irrigation meter will be required if the total landscape area is 1,000 square feet or greater. An approved backflow prevention device shall be installed beyond the meter on any new irrigation service.	Water Division	At the time of development
4	Any re-grading of site over existing water mains shall maintain a minimum of 4 feet of cover and not exceed 5 feet of cover. Depth of existing main to be adjusted to maintain a minimum of 4 feet of cover and not exceed 5 feet of cover if site grading impacts these depth requirements.	Water Division	At the time of development
5	The placement of cleanouts has been properly established, and the inverts of the private manholes have been surveyed accurately.	Waste Water Division	
6	The use of Schedule 40 lines is also note, which is a positive aspect	Waste Water Division	
7	The sewer line extension will remain private.	Waste Water Division	
8	Shall verify additions comply with IFC/IBC/EBC 2021. (See additional notes below for Sheet A1.4 on revised plans submitted).	Fire Prevention Bureau	Prior to Building Permit Approval
9	Shall verify 20’ gates will be electric or manually operated. (If electric they will need to have an opticom for life safety emergency response).	Fire Prevention Bureau	Prior to Building Permit Approval
10	Shall verify fire hydrant spacing is met as per IFC 2-21 Section 507.5 fire hydrant system. (400 feet as per IFC 2021, unless the building would be fully sprinklered existing and proposed).	Fire Prevention Bureau	Prior to Building Permit Approval
11	All outstanding Landscape, Irrigation and Outdoor Lighting Technical Corrections shall be completed, reviewed and approved prior to signature	Landscape	Prior to Building Permit
12	All outstanding ADA Technical Corrections shall be completed, reviewed and approved by the DRT prior to signature.	Land Use Dept / ADA	Prior to Building Permit
13	Correct DRT redline comments provided by Staff	Land Use Dept	Prior to Building Permit

Conditions of Approval and Technical Corrections

	TECHNICAL CORRECTIONS	Department	To be completed by:
14	Specific technical comments on the water plans will be provided by the Water Division to the design engineer	Water Division	Prior to Water Plan Approval
15	Shall verify that the addition complies with IFC/IBC/EBC 2021 & level of alternation verified (architect shall verify level of alteration as per the International Existing Building Code on plans for proper commercial plan & fire review).	Fire Prevention Bureau	Prior to Permit Review
6	Shall verify fire code 2021 occupancy type and whether additional fire hydrants are needed to meet minimum requirement of fire hydrants locations	Fire Prevention Bureau	Prior to Building Permit Approval
17	Ensure Street trees mature heights are five (5) below the lowest overhead utility line per COSF code 14-8.4(G)(3)(f) *street trees* located under utility lines shall be a species that maintains a minimum of five (5) feet of clearance from overhead utility lines at maturity.	Land Use / Landscape	Prior to Permit Review
18	Staff has concerns with the placement of Blue Atlas Cedar trees in the parking lots. Damage to vehicles and the trees themselves is likely. Ice buildup in the winter is another problem for evergreen trees planted on the southside of parking lots. Staff suggest the use of a city approved deciduous trees for these locations.	Land Use / Landscape	Prior to Permit Review
19	Blue Spruce and Village Green Zelkova trees are in a space too small for each other. Staff suggest selecting one tree for this location.	Land Use / Landscape	Prior to Permit Review
20	Provide a detailed drawing for the cisterns and additional information regarding the connection to the irrigation system or the use of the stormwater collected.	Land Use / Landscape	Prior to Permit Review
21	Provide a complete set of installation details, notes and specifications for the irrigation system. Show in the detailed drawings the installation of all assemblies without any questions for size or type of materials to use for said irrigation system.	Land Use / Landscape	Prior to Permit Review
22	Provide a dedicated irrigation meter.	Land Use / Landscape	Prior to Permit Review
3	A. 4.2.1. Automatic Control Valves; B. Include in all valve manifolds schedule 80 PVC unions downstream of each control valve for easy removal and repair, per COSF Irrigation Design Standards.	Land Use / Landscape	Prior to Permit Review
24	Irrigation water lines shall not cross city water mains.	Land Use / Landscape	Prior to Permit Review
25	4.2.2. Isolation Valves: A. Where systems have master valve assemblies, provide an isolation valve in the valve manifold upstream of the master valve , the recommendation is a ball valve. B. If the irrigation system dose not have a master valve or the master valve is more than 10 feet from the point of connection (POC) then include an isolation valve at the POC, the recommendation is a ball	Land Use / Landscape	Prior to Permit Review

Conditions of Approval and Technical Corrections

	valve per COSF Irrigation Design Standards. C. Were systems have a single automatic control valve in the manifold assemble in a single valve box, provide an isolation valve for each valve per COSF Irrigation Design Standards. Where systems have multiple automatic control valves in the manifold assemble in a single valve box, provide a minimum of one isolation valve in the manifold upstream of the control valves per COSF Irrigation Design Standards.		
26	Install insulated backflow preventer enclosure on a 4" concrete pad with GFI receptacle at proper height with heat tape per COSF Irrigation Standards.	Land Use / Landscape	Prior to Permit Review
27	*4-8.4(E)(4)(h) irrigation systems shall be zoned by levels of water use. For the most efficient water use, plants with similar water*	Land Use / Landscape	Prior to Permit Review
28	4.17.5 Manifold Installation Order: A. Assemble drip components in the order: (1) Electric Valve, (2) Filter, and (3) Regulator. B. Show the exact location of all drip components or assemblies.	Land Use / Landscape	Prior to Permit Review
29	4.17.6 Flush Valves: A. Design systems with sufficient pressure to flush the tubing in each run; as a rule, the system should have at least 10 psi to 15 psi of water pressure for flushing. B. Design all systems with the capability of flushing out accumulated particulate matter. C. Design system to provide a means for servicing such flushing requirements with a minimum of erosion or disruption to the surrounding landscape. D. Provide manual flush valves (e.g., ball valves, manual drain valves, or flushable end caps) at the ends of all irrigation laterals.	Land Use / Landscape	Prior to Permit Review
30	Provide a professional landscape irrigation design per COSF code Chapter 14-8.4(E) Water Harvesting and Irrigation Standards and COSF Landscape Irrigation Design Standards.	Land Use / Landscape	Prior to Permit Review