

Item 8.5
Southgate Village
Update



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Timeline

- First Remodel Permit Issued July 29th – 11 remodel permits total
 - First inspection last week of October – Demo work likely started around September
- Wednesday November 27th – Plumber called to inquire about permit process
 - Thanksgiving November 28/29th
- Monday December 2nd – 21 Gas Repair Permit applications received and issued the same day
 - 18 inspections also performed on the same day
 - Staff dedicated an inspector to be on call for repair inspection request
- Tuesday December 3rd – several buildings had hot water restored.
- Thursday December 5th – additional Gas Repair Permit application submitted and issued
 - Inspections continued daily
- Wednesday December 11th – 16 buildings online – 2 “half buildings” and 2 full buildings remaining
- Thursday December 26th – Final inspection performed



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Code Requirements

- Pressure testing
 - Can lead to additional leaks in older pipes – test is required to be double the operating pressure (5psi)
- Older pipes typically made of metal and with multiple joints
 - Modern pipe is thick wall poly tubing and continuous
- Shutoff valves required at each building when a complex is master metered
 - Master metering or not is determined by the provider



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