



# **DEVELOPMENT PROJECT PACKAGE**

**Planning & Development Department**

Latest Update: 9-5-2019

# City of Statesboro Elected Officials

Jonathan M. McCollar

(912) 764-5468

*Mayor*

Phil Boyum  
(912) 764-5468

*District 1*

Jeff Yawn  
(912) 682-3272

*District 3*

*Mayor Pro-Tem*

Sam Lee Jones

(912) 687-0019

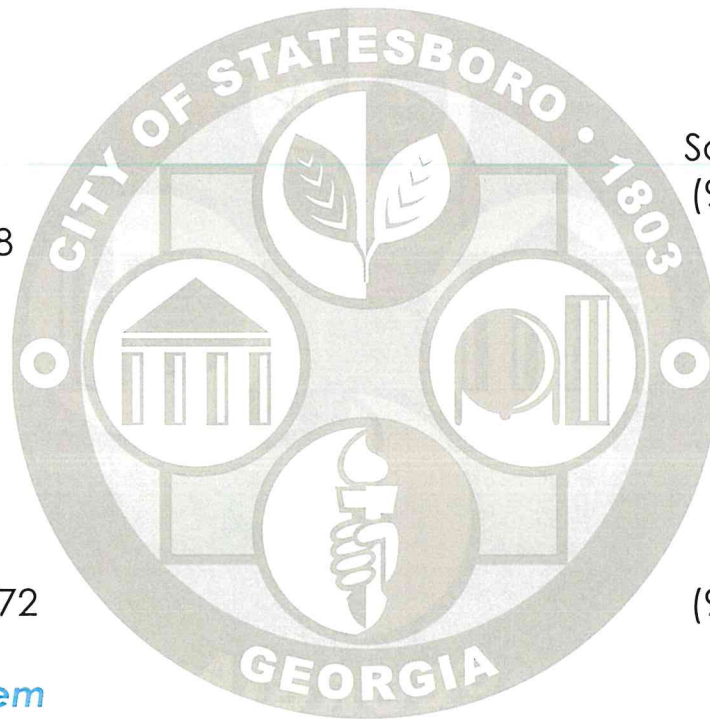
*District 2*

John Riggs  
(912) 690-0221

*District 4*

Derek Duke  
(912) 541-2200

*District 5*



## Department Heads

Charles Penny  
*City Manager*

Vacant  
*Director of Planning &  
Development*

Jason Boyles  
*Assistant City Manager*

Vacant  
*Director of Public  
Works/Engineering*

Steve Hotchkiss  
*Director of Natural Gas  
Director of Water/Wastewater*

Tim Grams  
*Chief of Fire Department*

Leah Harden  
*City Clerk*

Mike Broadhead  
*Police Chief*

# Development Review Contacts



## City Planner II

Owen Dundee

Planning & Development Department

(912) 764-0630

[Owen.dundee@statesboroga.gov](mailto:Owen.dundee@statesboroga.gov)

50 East Main Street

PO Box 348

Statesboro, GA 30459



## City Engineer

John Washington

Engineering Department

(912) 764-0655

[John.washington@statesboroga.gov](mailto:John.washington@statesboroga.gov)

50 East Main Street

PO Box 348

Statesboro, GA 30459

## Fire Prevention Officer

Carlos Nevarez

Statesboro Fire Department

(912) 764-2326

[Carlos.nevarez@statesboroga.gov](mailto:Carlos.nevarez@statesboroga.gov)

24 West Grady Street

Statesboro, GA 30458

## Water/Wastewater Superintendent

Danny Lively

Water/Wastewater Department

(912) 764-5468

[Danny.lively@statesboroga.gov](mailto:Danny.lively@statesboroga.gov)

302 Briarwood Road

PO Box 348

Statesboro, GA 30459

## Building Official

Sterling Starling

Building Inspections

(912) 764-0655

[Sterling.starling@statesboroga.gov](mailto:Sterling.starling@statesboroga.gov)

50 East Main Street

PO Box 348

Statesboro, GA 30459

## Sanitation

Stevie Thomas

Public Works Department

(912) 764-0681

[Stevie.thomas@statesboroga.gov](mailto:Stevie.thomas@statesboroga.gov)

5 Braswell Street

PO Box 348

Statesboro, GA 30459

## Director of Natural Gas

Steve Hotchkiss

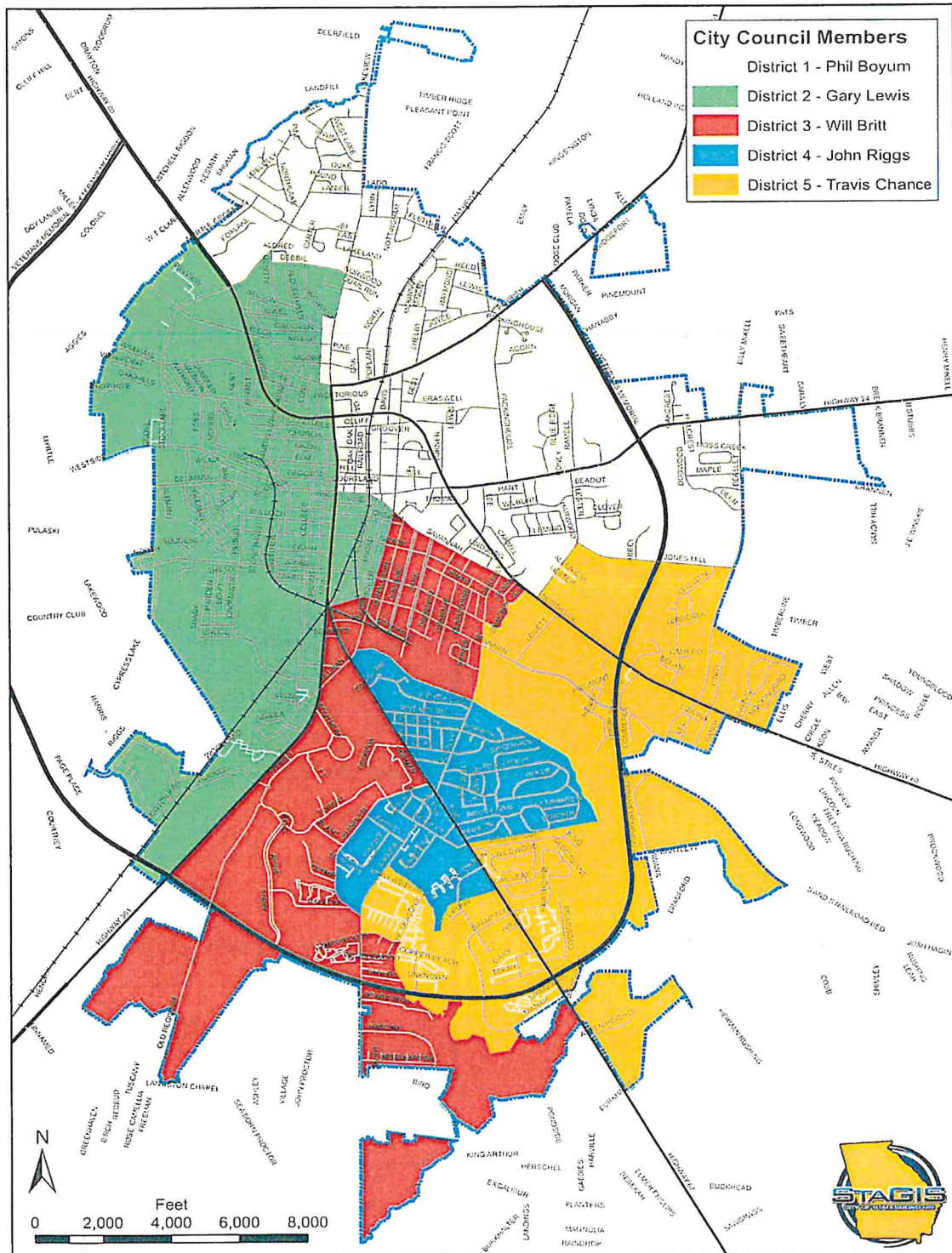
Natural Gas Department

(912) 764-0693

[Steve.hotchkiss@statesboroga.gov](mailto:Steve.hotchkiss@statesboroga.gov)



# City of Statesboro Council District Map



City of Statesboro  
**Council Districts**

January 2015



Department of  
*Planning & Development*



# City of Statesboro Development Process

The City of Statesboro is devoted to providing more than exceptional service to our citizens and businesses while promoting a pro-development environment that proves to be successful long term. A major part of successfully conducting business in the City of Statesboro is ease of processes that utilize adopted ordinances and policies. The City of Statesboro has designated a Project Manager that serves as the liaison between City staff and Developers during the Building Permit process. This will provide one point of contact to ensure the best possible customer service to the development community.

## Step 1: Concept

**Right Start Meeting:** An opportunity to coordinate with all city departments in one location. Potential business operators and developers meet with development-related departments including: Fire, Natural Gas, Public Works, Sanitation, Water & Sewer, Engineering, Building Inspections, Planning & Development, and Clerk's Office to get a comprehensive idea of what it will take to bring your vision from concept to reality. To reserve a spot, please call Planning & Development at (912) 764-0630.

## Step 2: Building Permit

**Application:** An application for a Building Permit may be submitted to the Planning & Development Department. The Project Manager will serve as a liaison between City staff and the developer. The following along with the application must be submitted prior to plan review:

### New Developments:

1. Completed Building Permit application.
2. 3 sets of Site Plans stamped by Registered Professional Engineer – See Site Plan Requirements. Electronic copies recommended.
3. 2 sets of Building Plans stamped by a Registered Architect – See Building Plan Requirements. Electronic copies recommended.

### Interior Renovations:

1. Completed Building Permit application.
2. Floor plan showing life safety requirements such as exit lights, doors, stairs, fire extinguishers, etc.
3. Copy of state contractor license and sub-contractors' license.

### Expansions:

1. Completed Building Permit application.
2. Site plan existing and proposed footprint with enumerated setback lines on a legal plat drawn to scale. (Note: If the Fire Department determines the occupant load to be more than 50, stamped architectural plans may be required.)
3. Provide a copy of the state contractor and sub-contractors' license.

# City of Statesboro Development Process

All trade permits such as plumbing, electrical, and HVAC are included in the building permit; however, please provide a proof of state license of each.

**Review:** Each department will generally review and redline the submitted plans within approximately 2 weeks. Any comments and redlined plans will be returned to the Developer from the Project Manager for revisions.

**Resubmittal:** The Developer may submit revised plans for each department to review to ensure that all comments were addressed appropriately. The redlined plans must be returned to the City addressed to the attention of the project manager as part of the resubmittal.

**Contractor Information:** Proof of a State Contractor's License is required before any construction permits will be issued by the City of Statesboro. A State License is required for the following construction trades:

1. Residential/Basic Contractors
2. Residential/Light Commercial Contractors
3. General Contractors
4. Conditioned Air Contractors
5. Electrical Contractors
6. Plumbing Contractors
7. Low-Voltage Contractors
8. Utilities Contractors

**Agreements/Documents:** All required documents must be executed prior to building permit issuance.

**Land Disturbing:** A building permit will not be issued until a Land Disturbing Activity or Grading permit has been issued and all erosion/sedimentation control measures have been inspected and approved by an authorized representative of the City Engineering Department. Plans shall conform to the standards and requirements of the following ordinances (See referenced ordinances at [www.municode.com](http://www.municode.com)):

1. Chapter 38 Article 3 – Drainage Control
2. Chapter 38 Article 5 – Soil Erosion, Sedimentation and Pollution Control Ordinance
3. Chapter 46 Article 5 – Flood Damage Prevention Ordinance

**Permit Issuance:** If all City comments have been satisfied, each department will issue an approval to the Project Manager. Following approval, a Building Permit will be completed and ready for pick up pending payment of fees (see fee sheet for associated fees). Note that building permits may expire after 6 months of issuance if no substantial progress is being made.



# City of Statesboro Development Process

## Step 3: Inspections

**Building Inspections:** The contractor should contact the Building Inspector at (912) 764-0655 to schedule all required building inspections including footing, electrical, plumbing, nail pattern, rough in, HVAC, temporary power, insulation, etc.

**Fire Inspections:** The contractor should contact the Fire Department at (912) 764-3473 to schedule all required fire inspections.

## Step 4: Certificate of Occupancy

Once all inspections are completed and all requirements have been satisfied, a Certificate of Occupancy will be issued.

## Step 5: Occupational Tax Certificate (Business License)

An application for a Business License, Alcohol License, Temporary Vendor License, and Special Events Permit should be submitted to the Tax Clerk on the 1<sup>st</sup> floor of City Hall. For more information regarding these licenses, fees, or taxes, please contact the Tax Clerk at (912) 764-0625.

## Step 6: Sign Permit

Sign permit applications for both temporary and permanent signs may be submitted to the Planning & Development Department for review and issuance. Sign Permits are reviewed for compliance with *Article XV (Signs)* of the *Statesboro Zoning Ordinance*. All completed sign permit applications should include a rendering or sketch with noted dimensions of each proposed sign as well as existing signage at the location. Note that a sign permit may expire within 6 months if no substantial progress is being made.

# Site Plan Submittal Requirements

Planning & Development will oversee staff review of site plans and provide comments or approval within two weeks. Site plans must identify compliance with the following ordinances, specifications, and regulations (See [www.municode.com](http://www.municode.com) for referenced ordinances):

1. Zoning Ordinance (Appendix A)
  - a. Show zoning district for subject property and all adjacent properties.
  - b. Parking Ordinance compliance (Article XVI).
    - i. Number of spaces
    - ii. Width of spaces
    - iii. Handicapped accessibility
  - c. Show lot covering material.
  - d. Show setbacks of all buildings.
  - e. Show building coverage.
  - f. Indicate building height(s).
  - g. Provide buffer(s) where required.
2. Tree Ordinance (Chapter 86)
3. Drainage Ordinance (Chapter 38 Article 3)
4. Erosion, Sedimentation and Pollution Control Ordinance (Chapter 38 Article 5)
5. Flood Damage Prevention Ordinance (Chapter 46 Article 5)
6. Wetlands disturbance requirements, if applicable. Contact US Army of Corps of Engineers for more information. Separate permit required prior to approving any wetlands disturbance.
7. Georgia Department of Transportation standards and permit requirements and/or City of Statesboro Driveway Standards. Contact Engineering Department at (912) 764-0655 for more information.
8. Utility Plans

# Building Plan Submittal Requirements

Building Plans must identify compliance with the following codes and requirements:

1. State Fire Marshal requirements, if applicable. Provide a copy of State Fire Marshall stamped plans, permit, and comments.
2. 2012 International Building Code
3. 2012 International Fire Code
4. 2012 Edition of NFPA 101 Life Safety Standards
5. 2013 Edition of NFPA 13
6. 2012 International Plumbing Code
7. 2012 International Mechanical Code
8. 2011 International Electrical Code
9. 2012 International Gas Code
10. 2009 International Energy Conservation Code



# Building Permit Fees

## Value of Project

## Fees

\$1,000 and less	No Fee unless inspection is required, in which case a \$35.00 fee for each inspection shall be required.
\$1,001 to \$100,000	\$35.00 for the first \$1,000 plus \$6.00 for each additional thousand or fraction thereof, to and including \$100,000.
\$100,001 to \$500,000	\$629.00 for first \$100,000 plus \$4.00 for each additional thousand or fraction thereof, to and including \$500,000.
\$500,001 and up	\$2,229.00 for the first \$500,000 plus \$3.00 for each additional thousand or fraction thereof.

Plan Review Fee: 5% of Building Permit Fee

Aid to Construction Fee (ATC): Please contact us for specific ATC fees.

**\*\*\* All of the following fees will also be included in the Building Permit Fee. \*\*\***

## ENGINEERING FEES

### Electrical Fees

#### Size of Service

#### Fee

60 to 100	AMP MAIN SWITCH	\$31.50
101 to 200	AMP MAIN SWITCH	\$52.50
201 to 400	AMP MAIN SWITCH	\$84.00
401 to 600	AMP MAIN SWITCH	\$115.50
601 to 800	AMP MAIN SWITCH	\$210.00
801 to 1200	AMP MAIN SWITCH	\$315.00
1201 to 2000	AMP MAIN SWITCH	\$472.50
2001 to 4000	AMP MAIN SWITCH	\$1,050.00

Each circuit connected in panel (in use) shall be \$3.00 in addition to the above charges.  
Minimum inspection charges on any job will be \$35.00.

### Plumbing Fees

\$6.00 per fixture + \$35.00 Inspection  
(Minimum permit charge shall be \$35.00)

### HVAC Fees

\$9.00 per ton (condensing unit) or \$20.00 per 50,000 to 100,000 BTU heating and an additional \$20.00 for every 100,000 after.  
(Minimum permit charge shall be \$35.00)

# Building Permit Fees

## ENGINEERING FEES CONT.

### Land Disturbing Activity

\$40.00 per disturbed acre

### Street Excavation/Work in Right of Way

\$35.00

### Inspections

If more inspections than projected in the original fee are required, the following applies for each additional inspection:

2<sup>nd</sup> Inspection: \$50.00

3<sup>rd</sup> Inspection: \$75.00

4<sup>th</sup> Inspection and up: \$100.00

## WATER & SEWER TAP FEES

Effective July 1, 2015

	<u>Inside City Rate</u>	<u>Outside City Rate</u>
4" Sewer { R6, R8, R10, R15, R20, R30, R40, or R3 districts If installed by Developer }	\$200.00	\$300.00
4" Sewer	\$600.00	\$900.00
6" Sewer	\$1,190.00	\$1,785.00
8" Sewer	\$2,975.00	\$4,463.00
¾" Water { R6, R8, R10, R15, R20, R30, R40, or R3 districts If installed by Developer }	\$950.00	\$1,428.00
¾" Water	\$1,220.00	\$1,825.00
1" Water	\$1,520.00	\$2,280.00
1½" Water	\$2,740.00	\$4,110.00
2" Water	\$3,800.00	\$5,700.00
3" Water	\$5,320.00	\$7,895.00
4" Water	\$8,365.00	\$12,550.00
6" Water	\$12,930.00	\$19,390.00
8" Water	\$19,010.00	\$28,515.00
10" Water	\$23,575.00	\$35,360.00



# Building Permit Fees

## WATER & SEWER TAP FEES (cont.)

Effective July 1, 2015

	<u>Inside City Rate</u>	<u>Outside City Rate</u>
2" Fire Service	\$3,800.00	\$5,700.00
3" Fire Service	\$5,320.00	\$7,895.00
4" Fire Service	\$8,365.00	\$12,550.00
6" Fire Service	\$12,930.00	\$19,390.00
8" Fire Service	\$19,010.00	\$28,515.00
10" Fire Service	\$23,575.00	\$35,360.00

## Key Utility Contacts

### Georgia Power (912) 764-7514

Brian Hixon      Operations Supervisor  
Tony Ross      Commercial Marketing Eng.  
Alec Perkins      Power Delivery Manager

### Frontier Communications (912) 764-9131

Jaclyn Cason      General Manager  
Chad Mitchell      Tech Supervisor  
Mark Riggs      Network Engineer

### Excelsior Electric Membership Corp. (EMC)

Daytime Service (912) 764-2123  
24 Hour Service (912) 685-2115

### Northland Cable TV

(912) 489-8715

David Hilaribes      General Manager  
Rocky Bradley      Chief Technician

## Georgia Department of Transportation

### Main Office (912) 427-5711

Karon Ivery, District 5 Engineer  
204 North Highway 301  
P.O. Box 610  
Jesup, Georgia 31598

### Local Office

(912) 871-1103

Ron Nelson, Area Engineer  
17213 Highway 301 North  
Statesboro, GA 30458  
ronelson@dot.ga.gov

## Bulloch County Contacts

911 Addressing (912) 764-0189  
Shannon Hill

County Inspector (912) 489-1356

Clerk of Courts (912) 764-9009

Tax Commissioner (912) 764-6285

Health Dept. (855) 473-4374

Keep Bulloch Beautiful (912) 212-2321



# Utility Fees

These fees are not included in the Building Permit fee. This list is for informative purposes of establishing and maintaining utility services.

## Natural Gas

**Tap Fees:** 1. Residential and Small Commercial:  
\$150.00 but may be reduced based upon appliance usage (See tap application form). Tap fees include 100 feet of service line and standard meter set.

- Additional service line: \$3.00 per foot
- Additional boring: \$8.00 per foot

2. Large Commercial and Industrial:  
Tap fees are based on a 3 year payback method (see example below):

Example: Customer pays all costs above 3 year payback or \$150.00 (whichever is greater).

Cost of Installation:	\$5,000
Estimated Volumes for 3 years X \$2.00 per unit (2,000 X \$2) =	<u>-\$4,000</u>
Customer Pays:	\$1,000

Note: Estimated volumes are calculated by using information provided by the customer and comparison with similar customers.

**Deposits:** Residential Customers: \$85.00  
(Deposits may be waived if submitting a letter of credit)

Commercial Customers: The Customer Service Manager will determine deposits for Small Commercial, Commercial HLF, and Interruptible Customers.

**Service Fees:** Standard Service Fee for all customer types: \$15.00

**Base Charges:**

Residential:	\$6.00
Small Commercial:	\$10.00
Commercial HLF:	\$25.00
Interruptible & GSU:	\$250.00

**Miscellaneous:**

Two-Man Service Crew & Truck	\$55.00 per hour
Backhoe & Operator	\$65.00 per hour
Supervisor & Truck	\$35.00 per hour
Laborer	\$16.00 per hour
All materials sold to public	Cost plus 30%

# Utility Fees

All gas rates for residential, commercial, commercial HLF, and interruptible are based on formulas developed by Municipal Gas Authority. When each of the following components are combined, they give a total cost for gas to each customer class.

1. Variable Costs: Cost of Gas
2. Fixed Costs: Transportation, Demand, and Fuel Charges from the pipeline company
3. City Distribution Costs

## Natural Gas Rebate Programs

**Residential Rebate:** \$600.00 Maximum Rebate Per Unit

Gas Advantage Rebate (Must include gas, heat, hot water heater, and a 3 <sup>rd</sup> appliance or stub out)	\$600.00
Water Heater Rebate (Or customer can receive a FREE 40 gallon water heater)	\$300.00
Tankless Water Heater Rebate	\$400.00
Gas Logs, Ranges, Dryers and Space Heater (For each appliance installed)	\$50.00
Gas Lights (Any customer wanting to install a gaslight may purchase one at cost from the City and the City will pay for the installation costs up to \$150)	\$150.00
Gas Central Heating or Piping System (This can be one large heater or a grouping of heaters)	\$200.00

**Commercial Rebate:** \$2,500.00 Maximum Rebate

Same as Residential Rebate Program except for cases in which specialized equipment is used. In this situation, rebates can be calculated at \$50.00 per 100,000 BTU's of connected load).

**Large Commercial and Industrial:** These rebates will be determined by the City Manager and Natural Gas Director on an as needed basis by evaluating gas consumption and alternate fuel competition.



# Utility Fees

**Developer's Rebate:** Any developer that constructs a new subdivision that is served by Statesboro Natural Gas can elect to receive any rebates paid out for houses in that subdivision. In return, he must agree in writing to require that all new homes constructed have at least one major gas appliance (i.e. gas heat or water heater). These rebates will be determined by the City Manager and Natural Gas Director. The homeowner will receive no rebates if the City has signed an agreement with the developer.

*Note: All persons applying for rebates must do so within thirty days of appliance installation. All rebates are subject to available funding and may be changed, reduced or eliminated at any time by authority of the Mayor and City Council. For further information, please contact the Natural Gas Department at (912) 764-0693.*

## Public Works

<b>Driveway Pipe Price List</b>	<b><u>Size</u></b>	<b><u>Price Per Foot</u></b>	<b><u>Standard 16'</u></b>
	15"	\$17.95	\$307.30
	18"	\$20.16	\$345.14
	24"	\$24.45	\$418.58

- \$9.00 per foot for Labor/Material/Dirt (11/23/09)

## Water and Sewer

### **Fire Sprinkler Systems: Monthly Fire Service Fee**

	<b><u>Inside Fire Service District</u></b>	<b><u>Outside Fire Service</u></b>
<b>Residential, Commercial, Industrial:</b>	\$12.50/inch of diameter of fire service supply line	\$21.50/inch of diameter of fire service supply line
<b>Governmental:</b>	\$25.00/inch of diameter of fire service line	\$35.00/inch of diameter of fire service line

### **Temporary Water Service from Fire Hydrants:**

1. A refundable security deposit of \$700.00 per meter set will be charged.
2. A one-time \$60.00 will set each meter will be charged.
3. Actual water usage will be charged and billed using the applicable water rate schedule as determined by the Water/Sewer Superintendent.

## Water and Sewer Cont.

### WATER AND SEWER RATES FOR CUSTOMERS INSIDE CITY LIMITS:

#### 1) *Water and Sewer Residential Customers:*

Base Charge Water = \$6.50/Month

0-9,000 gallons at \$2.25 per 1,000 gal

10-19,000 gallons at \$2.35 per 1,000 gal

20-49,000 gallons at \$2.60 per 1,000 gal

ALL OVER 49,000 gal at \$3.15 per 1,000 gal

Base Charge Sewer = \$6.50/Month

0-9,000 gallons at \$2.70 per 1,000 gal

10-49,000 gallons at \$2.80 per 1,000 gal

ALL OVER 49,000 gal at \$2.90 per 1,000 gal

#### 2) *Water Only Residential Customers:*

Base Charge Water = \$13.00/Month

0-9,000 gallons at \$2.25 per 1,000 gal

10-19,000 gallons at \$2.35 per 1,000 gal

20-49,000 gallons at \$2.60 per 1,000 gal

ALL OVER 49,000 gal at \$3.15 per 1,000 gal

#### 3) *Water Only Irrigation:*

Base Charge Water = \$13.00/Month

0-9,000 gallons at \$2.25 per 1,000 gal

10-19,000 gallons at \$2.35 per 1,000 gal

20-49,000 gallons at \$2.60 per 1,000 gal

ALL OVER 49,000 gal at \$3.15 per 1,000 gal

#### 4) *Sewer Only Residential Customers:*

Base Charge Water = \$13.00/Month

0-9,000 gallons at \$2.70 per 1,000 gal

10-49,000 gallons at \$2.80 per 1,000 gal

ALL OVER 49,000 gal at \$2.90 per 1,000 gal



## Water and Sewer Cont.

### INDUSTRIAL RATES INSIDE CITY LIMITS:

#### **5) Water and Sewer Industrial Customers:**

Base Charge Water = \$12.00/Month

0-9,000 gallons at \$4.30 per 1,000 gal

10-19,000 gallons at \$4.50 per 1,000 gal

ALL OVER 19,000 gal at \$4.70 per 1,000 gal

Base Charge Sewer = \$12.00/Month

0-9,000 gallons at \$5.20 per 1,000 gal

10-19,000 gallons at \$5.40 per 1,000 gal

ALL OVER 19,000 gal at \$5.60 per 1,000 gal

#### **6) Water Only Industrial Customers:**

Base Charge Water = \$24.00/Month

0-9,000 gallons at \$4.30 per 1,000 gal

10-19,000 gallons at \$4.50 per 1,000 gal

ALL OVER 19,000 gal at \$4.70 per 1,000 gal

#### **7) Sewer Only Industrial Customers:**

Base Charge Sewer = \$24.00/Month

0-9,000 gallons at \$5.20 per 1,000 gal

10-19,000 gallons at \$5.40 per 1,000 gal

ALL OVER 19,000 gal at \$5.60 per 1,000 gal

#### **8) Water and Sewer Commercial Customers:**

Base Charge Water = \$7.50/Month

0-9,000 gallons at \$2.60 per 1,000 gal

10-19,000 gallons at \$2.70 per 1,000 gal

ALL OVER 19,000 gal at \$2.80 per 1,000 gal

Base Charge Sewer = \$7.50/Month

0-9,000 gallons at \$3.05 per 1,000 gal

10-19,000 gallons at \$3.15 per 1,000 gal

ALL OVER 19,000 gal at \$3.25 per 1,000 gal

# Utility Fees

## Water and Sewer Cont.

### **9) Water Only Commercial Customers:**

Base Charge Water = \$15.00/Month  
0-9,000 gallons at \$2.60 per 1,000 gal  
10-19,000 gallons at \$2.70 per 1,000 gal  
ALL OVER 19,000 gal at \$2.80 per 1,000 gal

### **10) Sewer Only Commercial Customers:**

Base Charge Sewer = \$15.00/Month  
0-9,000 gallons at \$3.05 per 1,000 gal  
10-19,000 gallons at \$3.15 per 1,000 gal  
ALL OVER 19,000 gal at \$3.25 per 1,000 gal

### **GOVERNMENTAL RATES INSIDE CITY LIMITS:**

(COUNTY: STATE: FEDERAL ENTITIES: SCHOOL BOARDS: BOARD OF REGENTS)

### **11) Water and Sewer Governmental Customers:**

Base Charge Water = \$13.50/Month  
0-9,000 gallons at \$4.05 per 1,000 gal  
10-19,000 gallons at \$4.30 per 1,000 gal  
ALL OVER 19,000 gal at \$4.50 per 1,000 gal

Base Charge Sewer = \$13.50/Month  
0-9,000 gallons at \$4.90 per 1,000 gal  
10-19,000 gallons at \$5.10 per 1,000 gal  
ALL OVER 19,000 gal at \$5.35 per 1,000 gal

### **12) Water Only Governmental Customers:**

Base Charge Water = \$27.00/Month  
0-9,000 gallons at \$4.05 per 1,000 gal  
10-19,000 gallons at \$4.30 per 1,000 gal  
ALL OVER 19,000 gal at \$4.50 per 1,000 gal

### **13) Sewer Only Governmental Customers:**

Base Charge Water = \$27.00/Month  
0-9,000 gallons at \$4.90 per 1,000 gal  
10-19,000 gallons at \$5.10 per 1,000 gal  
ALL OVER 19,000 gal at \$5.35 per 1,000 gal



# Utility Fees

## Water and Sewer Cont.

### WATER AND SEWER RATES FOR CUSTOMERS OUTSIDE CITY LIMITS:

#### **13) Water and Sewer Residential Customers:**

Base Charge Water = \$13.00/Month

0-9,000 gallons at \$4.50 per 1,000 gal

10-19,000 gallons at \$4.70 per 1,000 gal

20-49,000 gallons at \$5.20 per 1,000 gal

ALL OVER 49,000 gal at \$6.30 per 1,000 gal

Base Charge Sewer = \$13.00/Month

0-9,000 gallons at \$5.40 per 1,000 gal

10-49,000 gallons at \$5.60 per 1,000 gal

ALL OVER 49,000 gal at \$5.80 per 1,000 gal

#### **14) Water Only Residential Customers:**

Base Charge Water = \$26.00/Month

0-9,000 gallons at \$4.50 per 1,000 gal

10-19,000 gallons at \$4.70 per 1,000 gal

20-49,000 gallons at \$5.20 per 1,000 gal

ALL OVER 49,000 gal at \$6.30 per 1,000 gal

#### **15) Water Only Irrigation:**

Base Charge Water = \$26.00/Month

0-9,000 gallons at \$4.50 per 1,000 gal

10-19,000 gallons at \$4.70 per 1,000 gal

20-49,000 gallons at \$5.20 per 1,000 gal

ALL OVER 49,000 gal at \$6.30 per 1,000 gal

#### **16) Sewer Only Residential Customers:**

Base Charge Sewer = \$26.00/Month

0-9,000 gallons at \$5.40 per 1,000 gal

10-49,000 gallons at \$5.60 per 1,000 gal

ALL OVER 49,000 gal at \$5.80 per 1,000 gal

# Utility Fees

## Water and Sewer Cont.

### INDUSTRIAL RATES OUTSIDE CITY LIMITS:

#### **17) Water and Sewer Industrial Customers:**

Base Charge Water = \$12.00/Month  
0-9,000 gallons at \$4.30 per 1,000 gal  
10-19,000 gallons at \$4.50 per 1,000 gal  
ALL OVER 19,000 gal at \$4.70 per 1,000 gal

Base Charge Sewer = \$12.00/Month  
0-9,000 gallons at \$5.20 per 1,000 gal  
10-19,000 gallons at \$5.40 per 1,000 gal  
ALL OVER 19,000 gal at \$5.60 per 1,000 gal

#### **18) Water Only Industrial Customers:**

Base Charge Water = \$24.00/Month  
0-9,000 gallons at \$4.30 per 1,000 gal  
10-19,000 gallons at \$4.50 per 1,000 gal  
ALL OVER 19,000 gal at \$4.70 per 1,000 gal

#### **19) Sewer Only Industrial Customers:**

Base Charge Water = \$24.00/Month  
0-9,000 gallons at \$5.20 per 1,000 gal  
10-19,000 gallons at \$5.40 per 1,000 gal  
ALL OVER 19,000 gal at \$5.60 per 1,000 gal

### COMMERCIAL RATES OUTSIDE CITY LIMITS:

#### **20) Water and Sewer Commercial Customers:**

Base Charge Water = \$11.25/Month  
0-9,000 gallons at \$3.90 per 1,000 gal  
10-19,000 gallons at \$4.05 per 1,000 gal  
ALL OVER 19,000 gal at \$4.20 per 1,000 gal

Base Charge Sewer = \$11.25/Month  
0-9,000 gallons at \$4.60 per 1,000 gal  
10-19,000 gallons at \$4.70 per 1,000 gal  
ALL OVER 19,000 gal at \$4.85 per 1,000 gal



# Utility Fees

## Water and Sewer Cont.

### **21) Water Only Commercial:**

Base Charge = \$22.50/Month  
0-9,000 gallons at \$3.90 per 1,000 gal  
10-19,000 gallons at \$4.05 per 1,000 gal  
ALL OVER 19,000 gal at \$4.20 per 1,000 gal

### **22) Sewer Only Commercial Customers:**

Base Charge = \$22.50/Month  
0-9,000 gallons at \$4.60 per 1,000 gal  
10-19,000 gallons at \$4.70 per 1,000 gal  
ALL OVER 19,000 gal at \$4.85 per 1,000 gal

### **GOVERNMENTAL RATES OUTSIDE CITY LIMITS:**

(County: State: Federal Entities: School Boards: Board of Regents)

### **23) Water and Sewer Governmental Customers:**

Base Charge = \$18.00/Month  
0-9,000 gallons at \$5.40 per 1,000 gal  
10-19,000 gallons at \$5.70 per 1,000 gal  
ALL OVER 19,000 gal at \$6.00 per 1,000 gal

Base Sewer Charge = \$18.00/Month  
0-9,000 gallons at \$6.50 per 1,000 gal  
10-19,000 gallons at \$6.80 per 1,000 gal  
ALL OVER 19,000 gal at \$7.10 per 1,000 gal

### **24) Water Only Governmental Customers:**

Base Charge = \$36.00/Month  
0-9,000 gallons at \$5.40 per 1,000 gal  
10-19,000 gallons at \$5.70 per 1,000 gal  
ALL OVER 19,000 gal at \$6.00 per 1,000 gal

### **25) Sewer Only Governmental Customers:**

Base Charge = \$36.00/Month  
0-9,000 gallons at \$6.50 per 1,000 gal  
10-19,000 gallons at \$6.80 per 1,000 gal  
ALL OVER 19,000 gal at \$7.10 per 1,000 gal

Note: BASE CHARGES FOR ACCOUNTS SERVED BY A **MASTER WATER METER** shall be calculated by multiplying the number of entities served times the appropriate base charge.

#### EXAMPLE:

20 apts on water and sewer inside city:  $20 \times \$13.00 = \$260$   
20 apts on water only inside city:  $20 \times \$13.00 = \$260$

# Utility Fees

## Water and Sewer Cont.

### 26) Reclaimed Water other than Georgia Southern University

Base Charge = \$18.00/Month

All USAGE at \$1.50 per 1,000 gal

Note: Supplemental water when reclaimed water is not available shall be at the lowest billing tier for irrigation water inside the city limits,

### Fire Sprinkler System Fees: Monthly Fire Service Fees per Inch of Diameter of Fire Service Supply Line.

	Residential, Commercial, & Industrial	Governmental
Inside Fire Service District	\$12.50	\$25.00
Outside Fire Service District	\$21.50	\$35.00

### Temporary Water Service from Fire Hydrants:

1. A refundable security deposit of \$700.00 per meter set will be charged.
2. A one-time \$60.00 service fee to set each meter will be charged.
3. Actual water usage will be charged and billed using the applicable water rate schedule as determined by the Water/Sewer Superintendent.

### Septic Sewer Fees:

#### Fees for Approved Septic Tank Haulers

Regular/Single Family Septic Fee: \$65.00 per 1,000 gallons of Truck Tank Capacity

Grease Trap Grey Water Septic Tank: \$65.00 per 1,000 gallons of Truck Tank Capacity or 1,000 gallons of Discharge to System

**Fees for Portable Toilets:** \$37.50 per load or portion thereof  
(Maximum of 500 gallons per load)

### Water Testing Fee:

For City of Statesboro Water Customers: No Charge  
For All Others: \$100.00



# Utility Fees

## Return Trip Service Fee:

There will be a \$50.00 fee for each additional trip that service personnel have to make to turn water service on, where the meter indicates that water may be flowing in the house and no one is at home to turn the water off. Under these circumstances, the City personnel have no choice but to cut the service back off to protect from possible flooding of the building. They must then return at a later time to cut the service back on.

Water Service Fee:	\$30.00
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Gas Service Fee:	\$25.00
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Account Establishment Fee:	\$40.00
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Collection Fee (Non-payment):	\$75.00
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Seasonal Gas Reconnect Fee:	\$55.00
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# Specifications and Requirements

## Water Specifications

1. Water mains 4' and larger shall be C-900 class 150 PVC.
2. Water mains 2" shall be PE CTS 200 PSIG tubing.
3. All service tubing shall be PE CTS 200 PSIG or greater (w/plastic inserts).
4. All 4" or larger valves shall be M&H resilient seat, M.J. gate valves or equal (to be approved by Water, Sewer Department).
5. All 2" valves shall be Stockham (B-103) or Milwaukee (105) gate valve.
6. All valves boxes shall be cast iron screw top.
7. All valve boxes must have concrete pads a minimum of 18"X18"X4" or precast concrete ring.
8. In subdivision (residential or commercial) developments, all water services will be 1" or greater.
9. All meter boxes shall be heavy-duty plastic w/ cast iron lid and w/ cast reader lid or cast iron yoke box. See attached detail.
10. All pipe fittings shall be compression, threaded or M.J. The City will not accept any plastic threaded fittings (or glue fittings) of any kind.
11. All service brass shall be Ford, Mueller, McDonald or Hayes.
12. All water meters shall be Sensus Water Meters. All meters will be provided by the City of Statesboro when tap fees are paid.
13. On 1-1/2" lines and up, contractors must install double check valve assembly and where an RPZ is required. (A hand valve is required on customer's side of the meter).
14. All water taps to be tapping saddle and corp. stop.
15. All fire hydrants shall be M&H model 129, 3-way, brass seat, 4-1/2" valve opening minimum, 3-1/2" bury, M.J. foot, two (2) 2-1/2" hose nozzle, one (1) 4-1/2" pumper nozzle.
16. All fire hydrant sets require isolation valves, (M&H or Clow). See attached detail.
17. All fittings and hydrants must have proper restraints, including bell joints.
19. Gravel must be placed under and around weep holes of fire hydrant.
20. All materials must be American Water Works Association (AWWA) approved.
21. Water main pipe should be blue in color; force main pipe should be white or brown in color. Reclaimed water pipes should be purple in color.



# Specifications and Requirements

## Installation Requirements

1. On new constructions requiring extension of the City's water and sewer mains, the developer's underground utility contractor shall make the required water and sewer service taps and install water meters, meter boxes, backflow preventers, gate valves, sewer tap saddles and sewer service lines.
2. Within residential subdivisions zoned R6, R8, R10, R15, R20, R30, R40, or R3 that required extension of the City's water or sewer mains, the developer's underground utility contractor shall make the required water and sewer service taps and install water meters, meter boxes, backflow preventers, gate valves, sewer service taps and sewer service lines. In those residential subdivisions not developed using the City's residential water, the tap fee shall be \$950.00 in recognition of the fact that the City's costs will have been decreased by the developer's installation.
3. The City shall supply backflow preventer only for fire service taps to be installed by customer's contractor and the customer shall be responsible for furnishing/installing any required vault(s).
4. All water meters will be provided by the City.
5. For ¾" and 1" water taps, the City will furnish the meter box and backflow preventer as well as the water meter.
6. In new developments, the developer shall be responsible for furnishing and installing required backflow preventers required by by-passing piping, meter boxes and/or vaults on all water taps larger than 1".
7. **For water taps up to 2" in size, where City water mains are in existence, the City Water Department shall tap the main and install the water meter and meter box. The City shall furnish and install the backflow preventer on ¾" and 1" services only.**
8. The developer shall be responsible for furnishing and installing backflow preventers and required boxes and/or vaults to accommodate the backflow preventer on taps larger than 1".
9. For sewer taps up to 6" in size, where City water mains are in existence, the developer's contractor shall excavate the City sewer main to allow City Water/Sewer personnel to physically tap the sewer main and install the appropriate sewer tap saddle. The contractor shall be responsible for installing the sewer service lateral and all backfill and street repairs.

# Specifications and Requirements

## Sewer Requirements

1. All pipe 8" or larger shall be SDR-26 slip joint (gasket) PVC.
2. The City will only maintain 8" sewer lines and larger.
3. All sewer manholes shall be precast concrete w/ boots (traffic model ring and cover).
4. Sewer lines must be laid by laser.
5. Mandrell to be passed through all sewer lines under supervision of City.
6. Tapping saddles that are PVC will not be accepted, Romac saddle or equal.
7. See attached detail for installation instructions.

### Special Instructions:

Detectable line marking tape shall be used on all lines; water lines shall have tape marked "Warning Water Line", sewer lines shall have tape marked "Warning Sewer Line", all tape to be placed a minimum of 18" above liens. (Force mains shall have marking tape placed on pipe and placed a minimum of 18" above pipe.) Number 12 insulated solid copper wire will be run in ditch with all pressure lines to be extended (solid) out of ground at each hydrant and at each valve box. (All copper wire connections are to be made with waterproof splicing kit.) All sewer and water service laterals will have #12 insulated solid copper wire installed with service and stubbed up at end of service on metal post.

1. Locate all sewer lines in front of buildings where elevations permit.
2. Locate all sewer manholes where they will be accessible with truck mounted cleaning equipment.
3. No water or sewer mains shall be closer than 15 feet of a building or structure.
4. The above is due to the type of maintenance equipment used by the City of Statesboro.
5. All materials to be inspected by the City before construction begins.
6. All lines must be inspected by the City before acceptance.
7. Pressure test on water mains are required on all installations (150 PSI for 2hrs)
8. Pressure test on force mains are required on all installations (100 PSI for 2hrs)
9. Hot taps 4" and larger are to be made using stainless steel wrap around saddle, tested at 150 PSIG for 30 minutes.
10. All water and sewer mains that are to be owned and maintained by the City of Statesboro shall have 20' dedicated easement.
11. Sewer and Water main will not be accepted without an approved set of as-built drawings.
12. Any connection to City water mains for fire sprinkler, irrigation or domestic use will have a backflow preventer device (must be approved by the Water Sewer Department).
13. All meters and backflow preventers 3" and above will have a bypass with a backflow preventer.
14. All 3" and larger meter installations will conform to attached vault detail; this also includes fire system installations.



# Specifications and Requirements

## Sewer Requirements Cont.

15. The City Water Sewer Department has the right to reject any material that is deemed unacceptable.
16. The City Water Sewer Department requires a videotape of all new sewer main installations.
17. All water and sewer line installations for the City of Statesboro will be performed by a Georgia Certified Underground Utility Contractor.
18. See attached detail (on commercial and residential development) for locations of water and sewer mains, services and fire hydrants on the right-of-way. Sewer will be on easement adjacent to the right-of-way.
19. Sewer and water services will be no more than 9" from back of curb to allow for other utility installation.
20. Number 12 insulated solid copper wire on force main should be brought up every 1,000 feet in CI valve box marked "Sewer" on lid.
21. Water main pipe should be blue in color; force main pipe should be green or brown in color.

## Waste Separation Regulations

**Effective October 1, 1997, all customers and haulers bringing waste into the City of Statesboro/Bulloch County Solid Waste Transfer Facility are hereby advised of the following rules:**

1. Tires shall be separated from other waste and placed in the tire disposal area by the customer/hauler or the load will be considered a special waste and charged a special handling fee of \$50.00 per ton for the entire load or returned to customer.
2. Metal and white goods must be separated from all other refuse and recycled. All metal shall be unloaded in the designated area by the hauler/customer.
3. All metals from construction and or demolition shall be separated from all other waste for recycling. Any construction and or demolition waste received that contains metal that is not separated, shall be charged a special handling fee of \$50.00 per ton for the entire load or returned to customer. This is not a option for the customer to not separate.
4. Concrete from construction or demolition should be separated from the other waste debris for disposal in the inert landfill.
5. State Law requires that all yard waste be separated from all other waste. The City of Statesboro/Bulloch County recycle this waste. Therefore, all yardwaste shall be free

# Specifications and Requirements

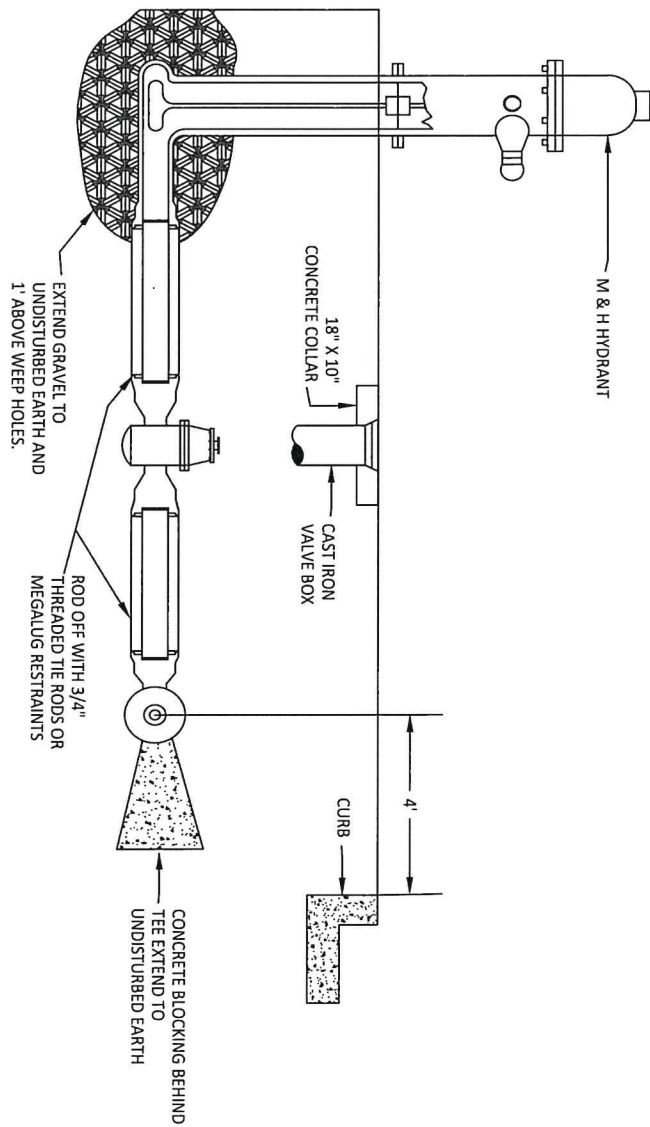
## Waste Separation Regulations Cont.

of any other material other natural vegetation growth. The hauler/customer is required to unload this waste in the designated area of the Solid Waste Facility. Free mulch is available to the Public at no charge. Any unseparated waste loads will be charged a special load charge of \$50.00 per ton instead of \$13.65 or returned to customer.

6. Special wastes such as sludges, medical waste (over 100 lbs./month), bio medical waste, industrial waste, regulated institutional waste (Nursing Homes, Hospitals, etc.), residue from incineration, food processing waste, dredging materials or any discarded waste other than those typically found in household commercial, or municipal refuse shall not be accepted for disposal at all.
7. Bulk animal manure maybe accepted at the Facility Operator's discretion.
8. Non-friable asbestos generated from a residence, maybe accepted in bulk or double bag form, in accordance with all State and Federal Regulations.  
Friable-asbestos cannot be processed through this facility.
9. No hazardous waste will be accepted.



# Specifications and Requirements



**TYPICAL FIRE HYDRANT DETAIL**

NOT TO SCALE

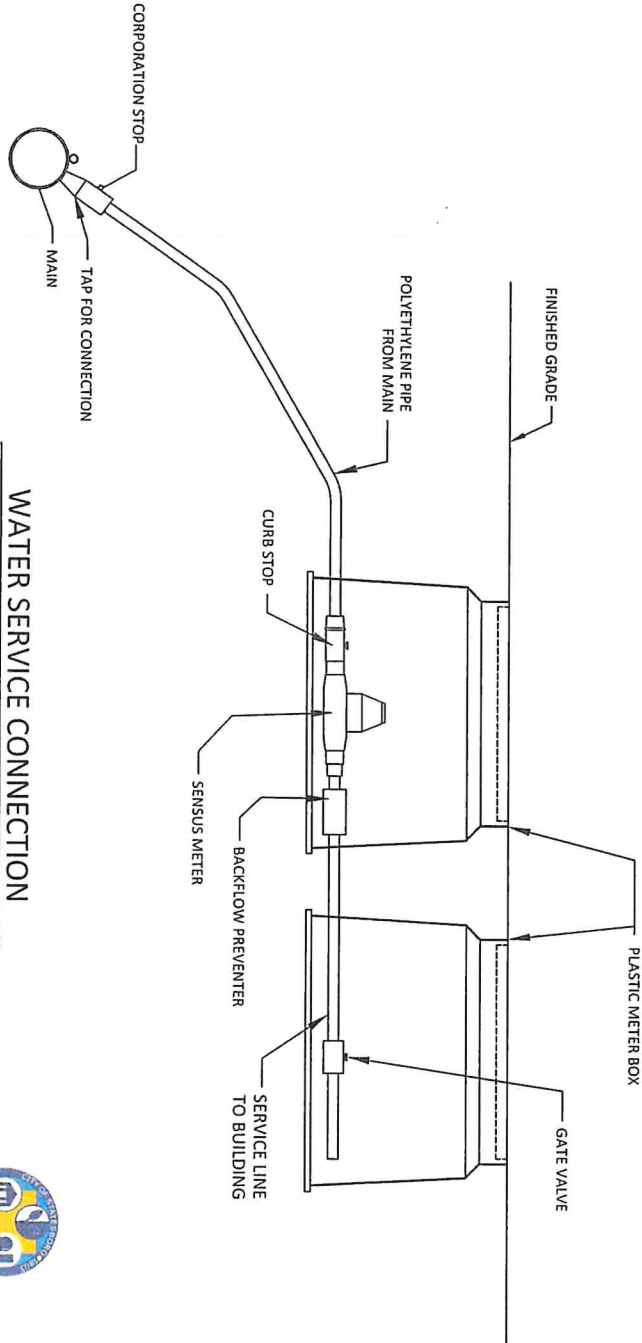


*City of Statesboro*  
ENGINEERING DEPT.  
P.O. Box 348  
Statesboro, Georgia 30458

# Specifications and Requirements

NOTE: VALVE & METER BOXES  
SHALL BE CAST IRON WHEN  
LOCATED IN TRAFFIC AREAS

CONTRACTOR TO INSTALL OWNER FURNISHED  
WATER METER, AND BACKFLOW PREVENTER  
AND METER BOX AS SHOWN BELOW



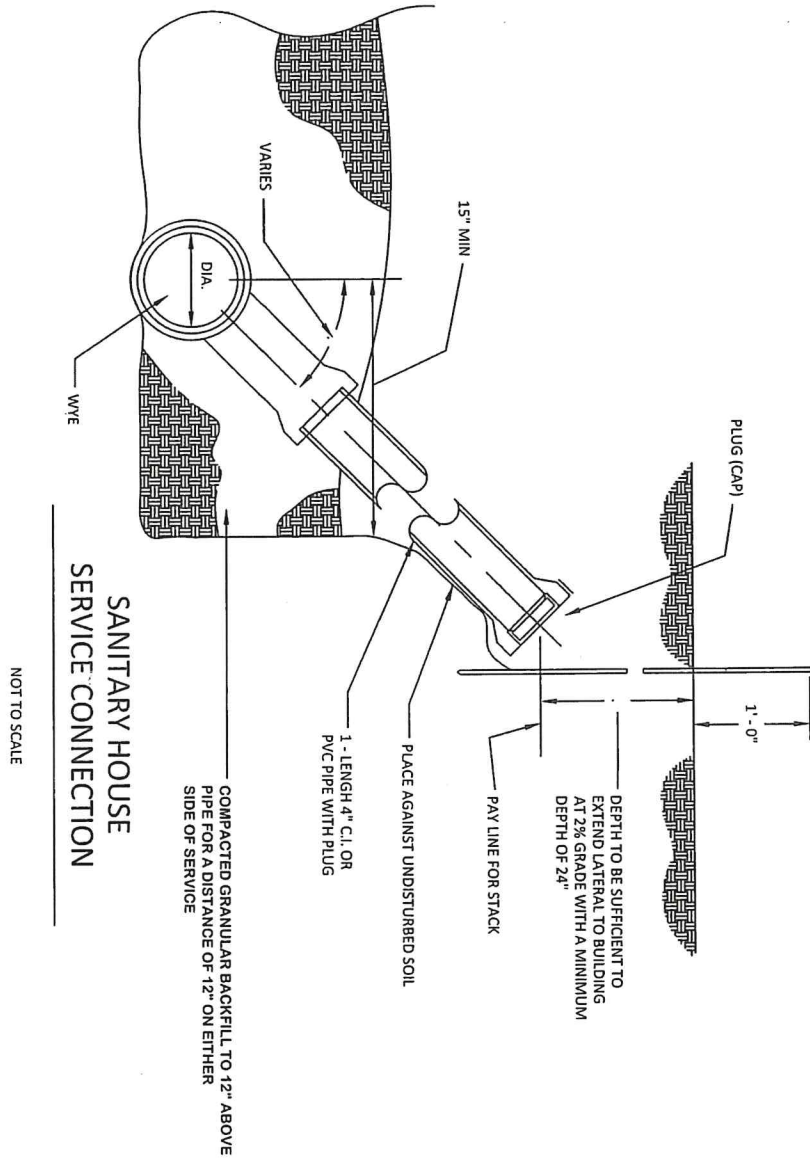
## WATER SERVICE CONNECTION

NOT TO SCALE



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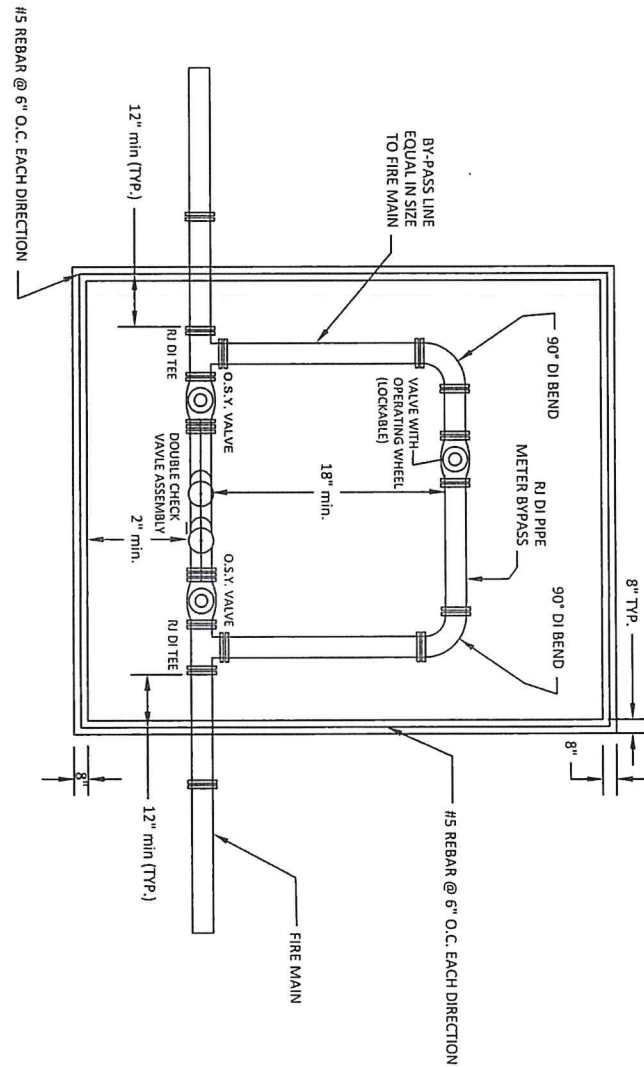
# Specifications and Requirements



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P.O. Box 348  
Statesboro, Georgia 30158



# Specifications and Requirements

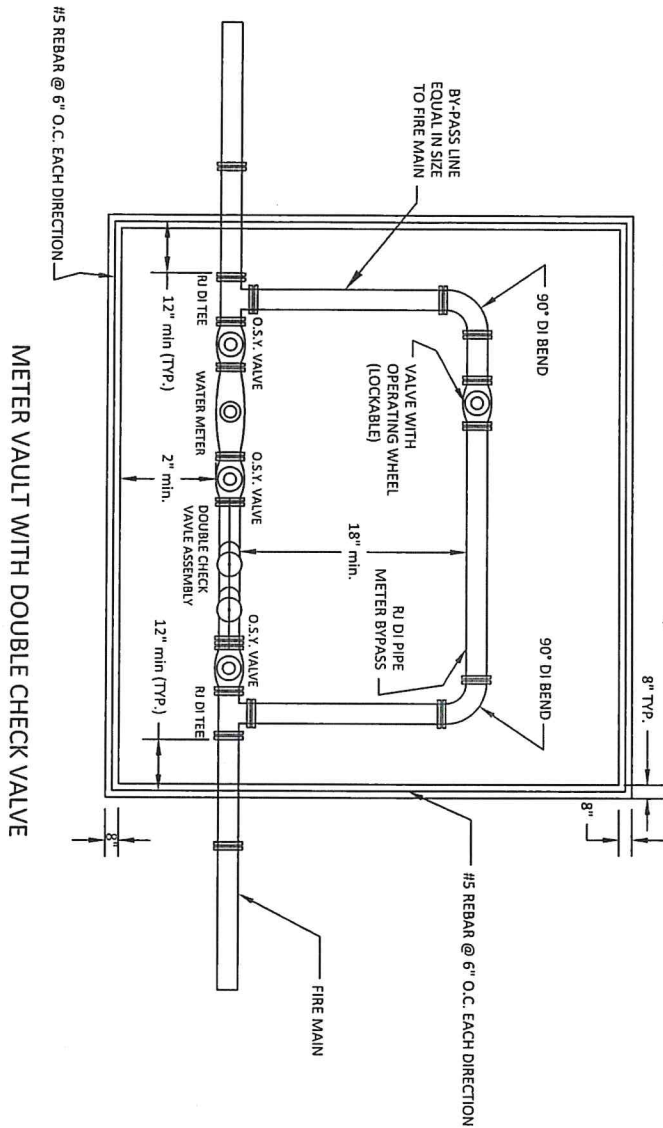


- NOTES:
1. ALL PIPING SHALL BE FLANGED DUCTILE IRON.
  2. ALL VALVES WITHIN THE VAULT SHALL BE O.S.&Y. (OPERATING STEM AND YOKE)
  3. MINIMUM CLEARANCE UNDER PIPE SHALL BE 18-INCHES.
  4. VAULT SHALL BE PRECAST CONCRETE.
  5. LID SHALL HAVE ALUMINUM HATCHES, SIZED TO ALLOW REMOVAL OF METER AND/OR BACKFLOW PREVENTER.



City of Statesboro  
ENGINEERING DEPT.  
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# Specifications and Requirements



- NOTES:
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  3. MINIMUM CLEARANCE UNDER PIPE SHALL BE 18-INCHES.
  4. VAULT SHALL BE PRECAST CONCRETE.
  5. LID SHALL HAVE ALUMINUM HATCHES, SIZED TO  
ALLOW REMOVAL OF METER AND/OR BACKFLOW PREVENTER.
  6. METER VAULT SHALL HAVE CONCRETE BOTTOM.

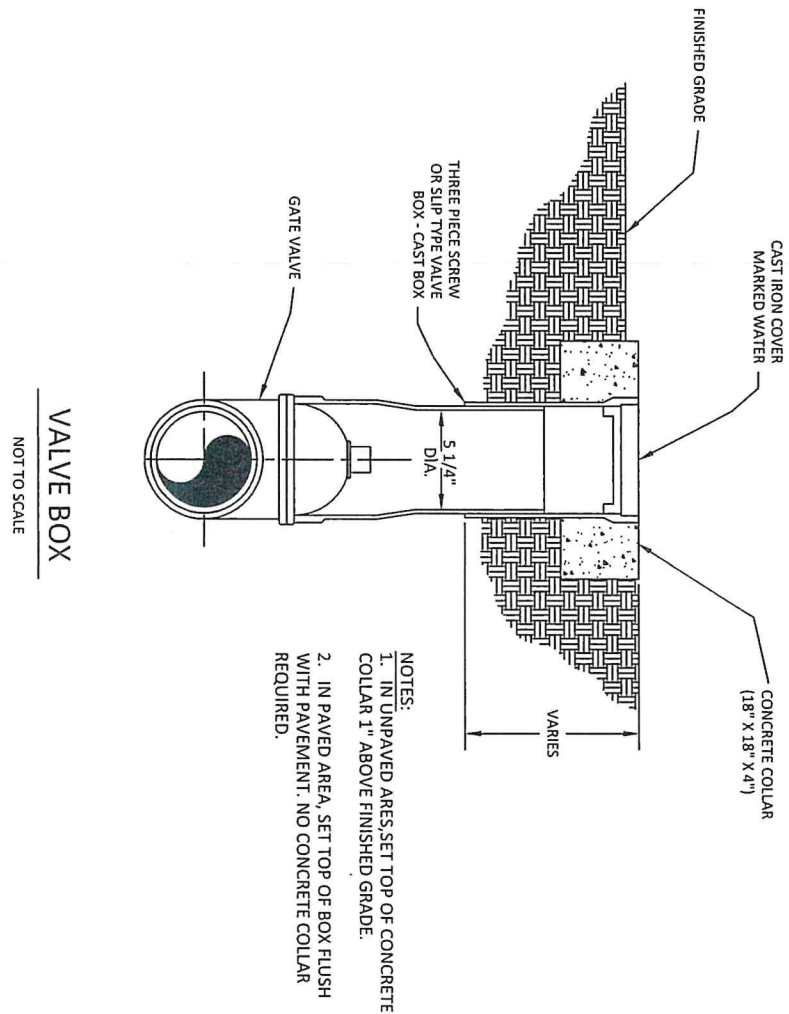
NOT TO SCALE



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Statesboro, Georgia 30158



# Specifications and Requirements



## VALVE BOX

NOT TO SCALE



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Statesboro, Georgia 30458

# Specifications and Requirements

## Street Excavation - Engineering

