

CONCURRENT CONSTRUCTION FOR EXISTING INFRASTRUCTURE OR ON-SITE

CONCURRENT CONSTRUCTION PROCEDURE (BMC 38.270.030.C)

Whenever any building lots or building sites are created inside the city limits, public infrastructure such as: municipal water distribution systems, municipal sanitary sewer collection systems, streets, and stormwater collection, treatment, and detention or retention systems must be provided to the lot or site. If a development is proposed on a site with existing infrastructure and requires public infrastructure extensions or upgrades on site or directly adjacent to the site an applicant may request to construct the public infrastructure and the building at the same time. This is called concurrent construction. Concurrent construction requires additional review and approval prior to building permit issuance and must be requested at the time of the initial planning entitlement such as a site plan or master site plan application. For off-site infrastructure and subdivision projects follow form CCOFF requirements and process.

CONCURRENT CONSTRUCTION REQUIREMENTS

Water mains, sewer mains, stormwater system, and streets must meet all of the following requirements:

1. Any required on-site or directly adjacent extensions of water mains, sewer mains, stormwater system, or streets to be dedicated to the public:
 - Must be located entirely within publicly held easements or rights-of-way
 - Must serve only a single lot
 - Are the subject of an irrevocable offer of dedication to the city upon completion of the project
 - The development is under the control of a single developer who must retain control of the entire project until final completion
 - All work is under the supervision of a single general contractor
 - No subdivision of land is involved
2. The DRC must determine when the standards of this subsection [BMC 38.270.030.C.1](#) are met
 - The fire department must consider whether adequate fire protection services are available from existing hydrants, and water supply exists to meet needs during construction
3. Approval of the final engineering design, including location and grade, for the infrastructure project must be obtained from the engineering department, and the Montana Department of Environmental Quality when applicable, prior to issuance of any building permit for the development
4. A certificate of occupancy must not be issued until all on-site and off-site water, sewer, stormwater, and street improvements necessary to serve the site are installed and accepted or approved as applicable by the city.

APPLICATION SET

Application set must be submitted following Development Review Committee initial approval of concurrent construction:

1. Infrastructure Review (City and DEQ)
2. Written approval from Fire Marshall
3. Irrevocable Offer of Dedication (IOOD)
4. Concurrent Construction Plan

CONCURRENT CONSTRUCTION EXISTING INFRASTRUCTURE OR ON-SITE IMPROVEMENTS CHECKLIST

FORMAL ACKNOWLEDGMENT

By requesting Concurrent Construction (CCON), the applicant is responsible for understanding and adhering to the Bozeman Municipal Code (BMC [Sec. 38.270.030.C](#)) throughout the project development. The applicant understands and accepts the risk in application approval delays if the Concurrent Construction application does not satisfy all requirements of the BMC. The applicant acknowledges that by submitting Concurrent Construction he/she agrees:

- Improvements will be designed, constructed, and installed according to the standards and criteria as adopted by the city
- Building permits will not be issued until all improvements are approved by the review authority

SIGNATURES

This application must be signed by both the applicant(s) and the property owner(s) (if different) before the submittal will be accepted.

Applicant Signature: _____ Date: _____
Applicant Printed Name: _____ Date: _____
Owner Signature: _____ Date: _____
Owner Printed Name: _____ Date: _____

REQUIRED FORMS

CCON, [SP](#)

CONTACT US

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Check each box once each document is reviewed and approved. Concurrent construction cannot be approved until all documents have been completed and approved.

	Approval	Denial
Infrastructure Review		
Fire		
Irrevocable Offer of Dedication		
Concurrent Construction Request	Print Name: _____	Date: _____
Concurrent Construction Plan	Signature: _____	