



STEGE SANITARY DISTRICT

SEWER LATERAL
COMPLIANCE PLAN

Standards & Procedures

2005

STEGE SANITARY DISTRICT

Sewer Lateral Compliance Plan

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STEGE SANITARY DISTRICT

Sewer Lateral Compliance Plan

Section 1 – General

In its enforcement of the 1972 Federal (EPA) Clean Water Quality Act, and the requirement to control sewage overflows that might eventually enter the San Francisco Bay, the Regional Water Quality Control Board (RWQCB) issued a cease and desist order (CDO) in 1985 to the East Bay Municipal Utility District (EBMUD), the Stege Sanitary District (SSD), and other East Bay Communities that convey wastewater to the EBMUD Treatment Plant. The affected jurisdictions jointly developed a compliance plan to address overflows and the CDO. The plan used a broad based Sewer System Evaluation Study which was completed in 1985. The agencies developed I/I Correction Programs subsequent to the study. This document, “Sewer Lateral Compliance Plan,” is consistent with the original I/I Correction Programs.

There has been an increasing concern about sanitary sewer overflows (SSOs) in recent years. The United States Environmental Protection Agency (EPA) drafted regulations in the 1990s concerning collection systems and SSOs, but these regulations have not been formally adopted. However, State and local agencies have taken the lead since 2000, and requirements similar to those drafted in the 1990s are now a reality in the San Francisco Bay Area and much of California. There are strict SSO reporting requirements, a much greater scrutiny of collection system operations and practices, and many third party lawsuits have been served on local agencies. Since laterals can contribute as much as 70 percent of total infiltration into sewers, potentially using reserve capacity and causing or contributing to SSOs, they must be addressed as part of an overall sewer system management plan to prevent SSOs. Previous Stege studies (Sub Basin N work in 1987) have indicated that laterals can be the most significant problem and source of inflow and infiltration (I/I) into Stege sewers. This is a problem not only regarding SSOs, but also affects the operation of downstream EBMUD facilities. In fact, the EPA and San Francisco Bay Regional Water Board have indicated, in draft permits of EBMUD facilities, that they will soon require that Stege develop a lateral program to address I/I concerns. The need for a plan to fairly and appropriately replace defective laterals is clear.

The purpose of this plan is to establish fair and consistent policies and procedures for the testing, repair, and replacement of all defective sewer laterals. To effect the purposes of this plan, the District may enter upon private property for inspecting, testing, and repair of the sewer laterals.

A sewer lateral is defined as the portion of the sewer serving a property starting at the structure or building and running to and including the connection to the District main line. The sewer lateral is owned by the property owner, who is also responsible for all lateral maintenance and repair. This plan does not reduce, negate, change, modify, or eliminate this basic understanding.

Section 2 – Definitions

Certificate of Compliance. A certificate issued by the District certifying that sewer lateral complies with District Standards.

Deficiency Report. A report form issued by the District that documents a sewer lateral does not comply with District Standards and that corrective action is required.

Shared Sewer Lateral. A shared lateral serves more than one lot or parcel or more than one building or structure on the same parcel and connects to the District main line at one point.

Cleanout. A cleanout is a privately owned device installed on a lateral to provide access for general maintenance such as, cleaning or inspection.

Lateral. A lateral is the pipe that carries wastewater from a structure, or any other facility being provided sewer service, to the main line sewer pipe. The lateral extends from the main line sewer to the exterior wall of a structure or other facility. The lateral may also be called “sewer lateral”.

Main Line Sewer. The main line sewer is a sewer line constructed to connect several laterals and serves more than one property or parcel. A main line sewer is a District main line if it is located in a public right-of-way or in a publicly-owned easement; otherwise it is a private main.

Section 3 – Compliance Inspection

Visual inspection of sewer laterals will be aided by the use of Closed-Circuit Television (CCTV) video inspection. The District will notify the property owner(s) and tenants regarding a sewer lateral inspection before conducting the inspection, if the inspection is generated as part of a District project. The inspection of lateral may be initiated by any of the following:

◆ District Sewer Rehabilitation Projects

The project-by-project inspection program will not preclude the District from testing sewer laterals in conjunction with other projects anywhere in the District. It does not preclude a property owner from testing their sewer lateral at any time and making repairs at their expense.

◆ Repair of the Sewer Lateral

Whenever a sewer lateral fails during normal usage or is broken into before making any repair to the sewer lateral.

◆ Sale of Property

Whenever a property is to be sold or there is a transfer of title, a sewer lateral “Certificate of Compliance” must be obtained. The procedures herein must be followed by the property owner to obtain a Certificate of Compliance.

◆ **Issuance of a Building Permit**

When a building permit is issued by a City or County requires compliance with all applicable Codes.

Section 4 – Compliance

The sewer lateral will be evaluated based upon a review and evaluation of visual defects from video inspection records. District staff will perform this evaluation and determine if the lateral complies with District Standards. Broken pipe, offset and/or distorted joints, root intrusion, lack of cleanouts, all constitute deficiencies that do not comply with District Standard Specifications and will require either repair or replacement.

Repairs or replacements will be required prior to the close of escrow in the case of property transfer, or within one month of District issuance of a deficiency report.

Section 5 – Lateral Work

The property owner shall be responsible for making any and all repairs and replacements of the sewer lateral. All work shall be done according to standards in the latest edition of the District Ordinance Code, the District Standard Specifications and Drawings, and any standards issued by the District Manager. Repairs must bring the lateral into full compliance with these standards.

Shared Sewer Lateral

If the sewer lateral is shared with other properties or structures, the necessary repairs, separation of the system, or relocation of the system will be as approved by the District Manager or his representative.

Such work shall be done according to standards issued by the District Manager, and in the latest edition of the District Ordinance Code and Standard Specifications and Drawings.

Section 6 – Permits Required and District Inspection

Permits

The property owner, or property owner’s contractor, must obtain a Sewer Permit from the District before any work is done on sewer laterals. Failure to obtain the Permit shall subject the property owner to a monetary penalty as set forth in the District Ordinance Code and/or such further and different penalties as set forth by the District. The property owner is responsible for obtaining permits. Encroachment Permits from the appropriate agency (El Cerrito, Richmond or Contra Costa County) may also be needed if any work is performed in the public right-of-way.

Inspection

Inspection procedures and requirements shall be according to standards issued by the District Manager and the District Standard Specifications.

Fees

Fees and charges for the Permit, inspection, penalties, and issuance of “Certificates of Compliance” shall be in accordance with the District’s Ordinance Code.

Section 7 – Certification of Sewer Laterals

Certificate of Compliance

A Certificate of Compliance will be issued by the District when a lateral complies with District Standard Specifications as determined upon completion of a successful test.

The District will maintain a record of all certificates issued, including the date of issuance. A Certificate will be valid until subsequent testing is performed and a new Certificate issued, or ten (10) years, whichever comes first.

Certificates will be filed with the Contra Costa County Recorder’s Office.

Deficiency Report

Any sewer lateral that does not comply with District Standards and requires work to bring it into compliance will be given a “Deficiency Report”. This means that the sewer lateral must be replaced within the time limits specified in Section 4.

A Certificate of Compliance will be issued after a sewer lateral has been satisfactorily repaired and/or replaced. This Certificate will be valid until subsequent inspection is performed and a new Certificate issued, or ten (10) years which ever comes first.

Section 8 – Long Term Compliance

It is the intent of the District that the testing, repair, and replacement of the sewer laterals are a continual and ongoing program. The District may, at any time, evaluate the level of infiltration and inflow from properties and, if it is determined that excessive infiltration and inflow exists, all sewer laterals within the property will be inspected and possibly tested.

Section 9 – Appeal of District Manager’s Decision

All decisions of the District Manager can be appealed in writing to the District Board within ten (10) calendar days after written notice thereof. The appeal must be in writing and must state the basis of the appeal. The appeal will be acted upon the Board within thirty (30) days after receipt of the written appeal, except for good cause shown. No sanctions or penalties shall be imposed until after such hearing has taken place.

Section 10 – Failure to Comply

General

Should any property owner(s) fail to repair or replace their sanitary sewer lateral within the time limits set forth by Section 4, the District Manager is hereby authorized to proceed with all necessary work to bring the lateral in compliance, including but not limited to hiring of contractors, and entering upon private property.

District Action, Notification to Property Owner

Prior to proceeding with the necessary work, the District Manager shall notify the owner of the District's intent to proceed with such work. Such notice shall be served personally on the owner or by mailing such notice to the owner addressed to the post office address last shown on the Contra Costa County secured assessment rolls, and by positing a copy of such notice on the property. Notice shall be given at least thirty (30) days prior to the commencement of the work. No further notice need be given.