

SIERRA LAKES COUNTY WATER DISTRICT

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ORDINANCE NO. 47 GUIDELINES

WHAT IS AN ORDINANCE NO. 47 SEWER TEST?

District Ordinance No. 47 testing verifies the water-tight integrity of the house sewer service. The house sewer service is that part of the sewer piping extending from the foundation to the property line. It does not include the District owned sewer main line.

The test involves a pressure test by water or air which is designed to determine whether or not a house sewer service line is in need of repair or replacement due to excessive leakage.

WHEN IS A PROPERTY OWNER REQUIRED TO COMPLY WITH THE ORDINANCE?

All service laterals or building sewers, including those serving residential, multiple residential and commercial properties, connected to the District sanitary sewer shall be cleaned and tested when any of the following conditions occurs:

- (a) remodeling of the house, building or property served to an extent of more than fifty (50%) percent of its value, as determined by Placer County assessed valuation, or
- (b) installation of additional toilet facilities in the house, building or property served, or
- (c) change of use of the house, building or property serviced from residential to business or commercial, or from non-restaurant commercial to restaurant commercial, or
- (d) upon repair or replacement of all or part of the building sewer, or
- (e) upon addition to structures of living quarters, such as guest cabins on the property served or plumbing of garages into living quarters, or
- (f) prior to the close of escrow upon a sale of the house, building or property served, or
- (g) upon a determination of the District that the cleaning and testing is required for the protection of the public health, safety and welfare.

WHAT ARE THE TESTING REQUIREMENTS?

1. At least two cleanouts must be brought up to ground surface and properly boxed. One should be placed within five (5') feet from the foundation and the other adjacent to the street property line. See the District's *INSTRUCTIONS TO APPLICANT FOR WATER AND SEWER CONNECTIONS* for installation requirements. These are used for testing and for cleaning purposes in the event of an emergency.

2. The District requires that all cleaning, testing and corrective work required be performed by the property owner or his agent. All costs associated with the testing program shall be borne by the property owner. **Work must be witnessed by an authorized District Inspector.** The owner shall notify the District 24 hours prior to such cleaning, testing and corrective work. Operations conducted without such notice shall not satisfy the requirements of this Ordinance.

3. The water test shall consist of plugging the downstream end of a service lateral, placing a section(s) of pipe in the vertical branch of the foundation cleanout and filling the test section with water such that the depth of water is ten (10') feet to the lowest point on the service lateral. (See attached sketch.) Additional cleanouts may have to be installed in steep lines and the line tested in sections. In no case shall the total depth of water exceed fifteen (15') feet to any point in the line. The line shall be allowed a maximum loss of water level of one (1") inch in five (5) minutes for a four (4") inch or six (6") inch lateral per one hundred (100') feet in length. If the loss exceeds the allowable, the line may be retested one additional time. A second loss exceeding the allowable constitutes a failure of the line.

Testing with air shall consist of plugging each end of the service lateral and applying a pressure of three and one-half (3.5 psi) pounds per square inch to the section under test. The line shall be allowed a maximum loss in pressure of one-half (1/2 psi) pounds per square inch in five (5) minutes. If the loss exceeds 1/2 psi, the test may be attempted one additional time. A second loss of pressure constitutes a failure of the line.

WHAT CAN BE EXPECTED IF THE SEWER LINE FAILS TO PASS THE TEST?

After a second failure, the property owner shall cause corrective work, retesting and any necessary cleaning to be performed and completed within thirty (30) days from the date of the second failure. The property owner shall bear all costs incurred by the District for further testing and inspection on a time and materials basis.

ADDITIONAL PROVISIONS:

In the event that cleaning, testing and corrective work would be required during the period from October 15 to April 15 or during such other periods when such work would be impractical due to weather conditions, the District may defer such requirement upon posting of a performance bond with the District in an amount equal to one hundred twenty-five (125%) percent of the District's estimate of the cost of replacing the service lateral or building sewer. In place of a performance bond, the owner may escrow funds in an amount equal to one hundred twenty-five (125%) percent of the estimate, if the property is being sold. Funds escrowed will not be released without written notification by the District to the Title Company holding such funds. In such case, the cleaning, testing and corrective work must be performed by July 1 of the following year.

In the event that any service lateral or building sewer has not been cleaned and tested by the owner within sixty (60) days after notification from the District that testing is required, the District may install a cleanout at the property line, and at the foundation if one does not exist, test the service lateral and if the service lateral fails such test, perform any corrective work, cleaning and retesting, and charge the property owner for all costs incurred. The bill shall be paid within thirty (30) days of its date. Interest shall accrue on any late payment at the legal rate. In the event that the District is required to bring action to collect any sum in default, the applicant shall pay any and all attorney's fees and other costs incurred by it to bring such action and enforce compliance with this provision. The District shall not be limited to any one remedy in the event of default, but may avail itself of any remedy or legal procedure available to it in such event.

The District shall not conduct tests at the request of the property owner unless it determines that such testing is necessary or will be necessary within a reasonable time and provided that the property owner agrees to pay all costs incurred by the District to perform such testing and agrees to comply with other District requirements related to such work. Any such testing shall be at the discretion of the District.

Nothing herein shall constitute a warranty by the District of the soundness or ability of the service lateral or building sewer to accomplish its purpose or remain in compliance with this Ordinance.