



Sewer Lateral Ordinance

A handout for Property Owners and Other
Interested Individuals

Undated

CITY OF PINOLE

DEVELOPMENT SERVICES DEPARTMENT

2131 PEAR STREET

PINOLE, CA 94564

510-724-9010

Informational Handout on the Proposed Sewer Lateral Ordinance

Why is the City proposing this ordinance?

Under Federal law, the City must reduce the amount of rainwater entering the City's sewer system during rainy days. In 2008, a report prepared by the City concluded that a significant amount of flow enters the City's Sewer System through private sewer laterals. This ordinance is proposed to reduce the amount of rainwater entering the City's sewer system.

When will the City Council review the proposed ordinance?

The City Council is scheduled to discuss the ordinance on January 17, 2012 and at the November 20, 2012 City Council meeting.

When will the ordinance be in effect?

City staff is proposing that the ordinance become law 90 days after it is adopted by the City Council or February 1, 2013.

When will a property owner need to have their sewer lateral inspected and perhaps replaced?

Under the proposed ordinance, a sewer lateral must be video inspected and perhaps repaired/replaced:

- Prior to the close of escrow upon a sale, or other transfer of property. If there is no escrow, then prior to recording a deed or other document transferring title.
- Whenever additional plumbing facilities are added to a home such that there is a significant increase in flow to the sewer system occurs.
- If there is a change in the use of a house from residential to non-residential
- If a portion of the sewer lateral is repaired or replaced
- If the City determines that cleaning, testing, and repairs are necessary for the protection of public health, safety, or welfare

Does the City need to perform the video inspection, or be present during the inspection?

No. A qualified contractor with the necessary state license and city business license may perform the video inspection. The contractor must follow certain procedures, for example, the video inspection must document the property being inspected. Once the video is prepared, the City will review the video to determine if replacement is necessary.

Will the City maintain a list of eligible contractors who can perform the inspection and repairs?

Yes, the City will maintain a list of contractors who have the necessary documents (business license, proof of insurance, and other documents) on file.

Will a permit be required to perform the inspection, and or replacement?

A permit from the City will not be required to perform the inspection, however, a permit from the City will be required to perform the repair/replacement.

How much will the City charge to review the video inspection?

A payment will be required for the City to review the video inspection. The proposed fee is \$85.00. As of November 20, 2012, the fee for review of the lateral video has not been implemented.

If the line is inspected, and for some reason the house is not sold, and the sewer lateral is not replaced, for how long is the video inspection valid?

Six months.

How much will the City charge for a permit to repair or replace the sewer lateral?

A payment will be required for a contractor to obtain an encroachment permit to make the necessary repairs. Currently that fee is \$317.10.

Will the City require a separate contractor for the sewer repair and street repair?

No.

Is a clean out and or back flow device also going to be required when a sewer lateral is replaced?

Yes.

What about condominiums or townhomes, where several units share a single common lateral?

Townhomes and condominiums where several units share a single sewer lateral are exempt from this ordinance. The City will work directly with the Homeowners' Association to inspect and repair/replace laterals on a regular basis.

Does the program make allowances for hardships, or special circumstances?

Yes, in probate proceedings, or in cases where the applicant can demonstrate a hardship, staff will have the authority to allow the lateral to be replaced within 180 days.

If a home is new, or the sewer lateral was recently replaced, does the lateral need to be re-inspected for a sale?

If a sewer lateral has been constructed within the past ten years, it is considered new, and does not have to be re-inspected for a sale.

Whom should I contact if I have questions about the program?

If you have questions about the program, you should contact Junior Castro, City of Pinole Development Services Department at 510-741-2065, or 724-9010.