

MEMORANDUM

TO: Mayor and Board of Commissioners

FROM: Bryan Gruesbeck, Town Manager

SUBJECT: Utility

DATE: November 10, 2014

Background: As development and construction activity picks up, Staff notices changes that are necessary to Town of Pittsboro Utility Specifications. As a matter of practice, it is important to continually examine possible changes as a means of improving policy in order to increase efficiencies in our standard operations, but also to be fair to all stakeholders – citizens, property owners, builders and developers.

Most recently, Staff noted the need to define the maintenance responsibility for “Service Laterals” for sanitary sewers. Simply put, a service lateral is the pipe that connects a home or building to the sanitary sewer main. Usually, each lateral has a “clean-out” or pipe segment that rises above the ground so that the lateral can be maintained (e.g., unplugged). In the event that the lateral needs repair or maintenance, the Town’s responsibility should be clearly identified.

Staff also proposes additional language to identify the size of the laterals or services that can be allowed to “tap” or connect to the Main.

Staff recommends making the following change:

Section 4.0 SEWER SYSTEM CONSTRUCTION

[Change to read in its entirety:]

*“P. **Service Laterals:** Sewer laterals shall be 4-inch minimum. Minimum 1% grade shall be maintained for 4-inch and 6-inch service laterals. Connections to sewer mains shall be made using in-line wye fittings. Lateral connection at the main shall be backfilled using #67 stone. Laterals 6-inch and larger shall be directly into manholes. Connections to manholes shall be to the same standards as sewer main connections to manholes. Laterals shall be constructed with a wye and vertical clean-out placed at the right-of-way line.*

In the Town of Pittsboro the sewer laterals are owned and maintained by the property owner.

The Town of Pittsboro will clear blockages that occur in the main sewer line or in the sewer lateral, from the main line to the clean out pipe. Homeowners are responsible for blockages that occur in the sewer lateral, located between the clean out pipe and the structure. If there is no clean out pipe at the edge of the property, the homeowner is responsible for blockages that occur anywhere in the sewer lateral.

All 4" sewer services may be tapped directly into 8, 10, and 12-inch mains or manholes. Taps

can only be made by using a mechanical tapping machine or other approved device. All sanitary sewer service connections 6 inches and larger shall be made into manholes only. On mains 15 inches and larger, service connections are allowed only at manholes. Service clean-outs shall be located at the right-of-way line or the easement boundary line. The maximum vertical drop for a 6-inch service into a manhole shall be 10 feet. 4-inch sanitary sewer services shall have no maximum vertical drop.

Service laterals shall be of PVC or ductile iron when installed in a public right-of-way or easement. A clean-out is required at the easement or right-of-way line and must be constructed out of ductile iron pipe or if PVC is used then it must be equipped with a bronze clean-out plug to facilitate location if buried. Clean-outs inside the public right of way shall not be installed in sidewalks or driveways.

The following is a list of area utilities and a summary of their sewer lateral policies:

1. Raleigh

- The sewer line is the homeowner's responsibility from the home to the main.
- It is the homeowners responsibility to clear blockages from their house to the main

2. Cary

- The City will clear blockages that occur in the main sewer line or in the sewer lateral, from the main line to the clean out pipe.
- Homeowners are responsible for blockages that occur in the sewer lateral, locate4d between the cleanout pipe and the structure.
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3. OWASA

- The sewer lateral is considered a private service pipe
- OWASA will repair structural failures in the right-of-way
- Property owners are responsible for basic maintenance of the lateral including clearing of debris, roots, grease and other blockages anywhere in the lateral.
- Property owners are responsible for maintaining the part of a private sewer lateral in a sewer easement, which is outside the street right-of-way

4. SANFORD

- The City maintains all wastewater mains, in the street right of ways
- The City does not maintain commercial or residential service laterals to include the tap. That is the responsibility of the homeowner.
- The City will clean the service laterals from the cleanout to the main if the cleanout is open
- If a re-tap or repair in the right-of-way is needed, the property owner will need to contract with the City, and pay the fee of \$750.00 before the work can commence.

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Background: As development and construction activity picks up, Staff notices changes that are necessary to Town of Pittsboro Utility Specifications. As a matter of practice, it is important to continually examine possible changes as a means of improving policy in order to increase efficiencies in our standard operations, but also to be fair to all stakeholders – citizens, property owners, builders and developers.

Most recently, Staff noted the need to define the maintenance responsibility for “Service Laterals” for sanitary sewers. Simply put, a service lateral is the pipe that connects a home or building to the sanitary sewer main. Usually, each lateral has a “clean-out” or pipe segment that rises above the ground so that the lateral can be maintained (e.g., unplugged). In the event that the lateral needs repair or maintenance, the Town’s responsibility should be clearly identified.

Staff also proposes additional language to identify the size of the laterals or services that can be allowed to “tap” or connect to the Main.

Staff recommends making the following change:

Section 4.0 SEWER SYSTEM CONSTRUCTION

[Change to read in its entirety:]

*“P. **Service Laterals:** Sewer laterals shall be 4-inch minimum. Minimum 1% grade shall be maintained for 4-inch and 6-inch service laterals. Connections to sewer mains shall be made using in-line wye fittings. Lateral connection at the main shall be backfilled using #67 stone. Laterals 6-inch and larger shall be directly into manholes. Connections to manholes shall be to the same standards as sewer main connections to manholes. Laterals shall be constructed with a wye and vertical clean-out placed at the right-of-way line.*

In the Town of Pittsboro the sewer laterals are owned and maintained by the property owner.

The Town of Pittsboro will clear blockages that occur in the main sewer line or in the sewer lateral, from the main line to the clean out pipe. Homeowners are responsible for blockages that occur in the sewer lateral, located between the clean out pipe and the structure. If there is no clean out pipe at the edge of the property, the homeowner is responsible for blockages that occur anywhere in the sewer lateral.

All 4" sewer services may be tapped directly into 8, 10, and 12-inch mains or manholes. Taps

can only be made by using a mechanical tapping machine or other approved device. All sanitary sewer service connections 6 inches and larger shall be made into manholes only. On mains 15 inches and larger, service connections are allowed only at manholes. Service clean-outs shall be located at the right-of-way line or the easement boundary line. The maximum vertical drop for a 6-inch service into a manhole shall be 10 feet. 4-inch sanitary sewer services shall have no maximum vertical drop.

Service laterals shall be of PVC or ductile iron when installed in a public right-of-way or easement. A clean-out is required at the easement or right-of-way line and must be constructed out of ductile iron pipe or if PVC is used then it must be equipped with a bronze clean-out plug to facilitate location if buried. Clean-outs inside the public right of way shall not be installed in sidewalks or driveways.

The following is a list of area utilities and a summary of their sewer lateral policies:

1. Raleigh

- The sewer line is the homeowner's responsibility from the home to the main.
- It is the homeowners responsibility to clear blockages from their house to the main

2. Cary

- The City will clear blockages that occur in the main sewer line or in the sewer lateral, from the main line to the clean out pipe.
- Homeowners are responsible for blockages that occur in the sewer lateral, locate4d between the cleanout pipe and the structure.
- If there is no cleanout pipe at the edge of the property, the homeowner is responsible for blockages that occur in the sewer lateral.

3. OWASA

- The sewer lateral is considered a private service pipe
- OWASA will repair structural failures in the right-of-way
- Property owners are responsible for basic maintenance of the lateral including clearing of debris, roots, grease and other blockages anywhere in the lateral.
- Property owners are responsible for maintaining the part of a private sewer lateral in a sewer easement, which is outside the street right-of-way

4. SANFORD

- The City maintains all wastewater mains, in the street right of ways
- The City does not maintain commercial or residential service laterals to include the tap. That is the responsibility of the homeowner.
- The City will clean the service laterals from the cleanout to the main if the cleanout is open
- If a re-tap or repair in the right-of-way is needed, the property owner will need to contract with the City, and pay the fee of \$750.00 before the work can commence.

Action Requested: Approve the recommended change to the Town of Pittsboro Utility Specifications to amend Section 4 Sewer System Construction, as presented.

MEMORANDUM

TO: Mayor and Board of Commissioners

FROM: Bryan Gruesbeck, Town Manager

SUBJECT: Utility

DATE: November 10, 2014

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