Progress Update
Private Sewer Lateral Ordinance Review

Public Works Commission
June 13, 2018
(a) Sewer Lateral Responsibility for Repair, Replacement and Maintenance. The owner of the property(ies) serviced shall be responsible for any portion of the private sewer lateral extending from a building to the public sewer main, including the wye connection which joins the private sewer lateral to the public sewer main. Any repairs, replacement or maintenance, such as the clearing of pipes using common industry hydro or mechanical cleaning tools, will not be provided by the City on private sewer laterals or in private sewer systems. Responsibility for such repairs, replacement and maintenance is that of the owner of the property(ies) serviced by the lateral.

(b) Mandatory Installation of Cleanout. When installing or replacing a sewer lateral connection from a building to the public main sewer, if not already present, the property owner shall install a cleanout near the property structure in accordance with the requirements of the Uniform Building Code, the California Plumbing Code, and any other applicable regulations adopted by the City, City standards, or plans and specifications approved by the City Engineer. (Ord. 2011-8 § 3)

- Property owner responsibility to repair, replace, and maintain

- Opportunity for the City to promote more frequent identification of deficient private sewer laterals
Why Supplement Current Ordinance?

- Support City goals to prevent sanitary sewer overflows (SSO) and reduce inflow and infiltration (I/I)
- Contributes to comprehensive approach to prevent SSOs
- Aligns With City Council Priority
- Support City infrastructure and capital improvement projects
• **Comparison of 12 San Mateo County Cities & EBMUD**
  
  • **Sewer Lateral Certificate Program**
  
  • **Point of Sale Inspection**
  
  • **Mandatory Inspection Policy**
  
  • **Owner Responsibility**
Considerations

- Property owner concerns
- Stakeholders
- Highest potential to increase deficient lateral repair or replacement
- City resources
- City goals
Sewer Lateral Certificate Program

• City issued document stating the lateral is in good condition

• Certificates are valid for a specific amount of time

• An inspection can be triggered by specific events such as:
  • Property title transfer
  • Home improvements

• Provides City with documentation on condition of laterals

• Requires administration of citywide certificate program
Point of Sale Inspection

• Requires a lateral inspection at time of property title transfer

• Repair or replacement required if lateral is found to be deficient

• Flexibility in designating responsibility for inspection and/or repair

• Flexibility in documentation requirements and associated administrative resources
Mandatory Inspection Policy

- An inspection can be triggered by specific events such as:
  - City sewer main repair or replacement
  - Home improvements
- Requires repair or replacement of deficient laterals
- No certificate issued to property owner
- No recorded period of validity
- Requires City resources to verify inspection and repair
Owner Responsibility

• City of San Mateo’s current ordinance approach

• Property owner self responsible to identify deficient lateral

• No triggers to require a lateral inspection

• Laterals may not be inspected until a problem occurs
Next Steps

• Receive input from the Public Works Commission

• Engage stakeholders

• Evaluate approaches
<table>
<thead>
<tr>
<th>Type of Ordinance</th>
<th>Ordinance Details</th>
<th>Municipalities</th>
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<tbody>
<tr>
<td><strong>Point of Sale Inspection</strong></td>
<td>Inspection required at time of title transfer</td>
<td>Hillsborough, Millbrae, San Bruno, EBMUD</td>
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<tr>
<td><strong>Sewer Lateral Certificate</strong></td>
<td>Required for: • Transfer of title • Home improvements Certificate validity: • Repairs 4-7 years • Replacement 20 years • Brisbane: 15 years/both</td>
<td>Belmont, Brisbane, Burlingame, Pacifica, South San Francisco</td>
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<td><strong>Mandatory Inspection</strong></td>
<td>Required for: • Work on sewer main • Smoke testing • Permit applications • Source of an SSO</td>
<td>San Carlos</td>
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<td><strong>Owner Responsibility</strong></td>
<td>Municipal code only states that property owner is responsible for repair &amp; maintenance of lateral</td>
<td>Foster City, Half Moon Bay, Redwood City, San Mateo</td>
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