



City of Belmont

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Effective Date:
August 1, 2011

SANITARY SEWER SERVICE MAINTENANCE AND REPAIR POLICY

The City of Belmont operates a sanitary sewer collection system throughout most of the city corporate limits and in some areas outside the city. The collection system consists of the primary sewers which are usually located in the street fronting private properties. Occasionally, the primary sewer line may be located in a dedicated easement crossing private property. The primary sewer collection system includes the manholes and mainline sewer which is typically an 8-inch diameter pipe. The collection system operates by gravity where the wastewater flows through the pipes to the city's wastewater treatment plant.

In addition to the primary collection system, there are the individual sewer service pipes that lead from houses and other buildings to the primary sewer system. These pipes are called service laterals. In city neighborhoods where sanitary sewers have been installed in the last 20 years or so, the service laterals are equipped with a clean-out at or near the front property line of the individual lot. This front property line is also called the right-of-way line as it defines the limit of the publically owned land that is used for streets and other facilities. In the older neighborhoods, the sewer service laterals were installed without clean-outs. Occasionally, clean-outs are installed within private property by plumbers to facilitate the property owner's maintenance of long sewer service lines and in order to meet building code requirements. These clean-outs are considered private and may be located anywhere between the street and structure.

The city's responsibility for maintaining the sanitary sewer system is limited to the sewer facilities located within public rights-of-way or recorded easements dedicated for the specific purpose of maintaining and repairing the primary collection system. Under this policy, the city is responsible for maintaining the primary sewer. Also, the city will maintain the portion of the individual sewer service pipe that lies within the public right-of-way of streets or within dedicated sewer easements only when a clean-out exists at or near the property or easement limit line. The city will not enter upon private property to maintain or repair sewer service laterals except as defined in this policy. If there is no clean-out at or near the property or easement line, the city has no responsibility to maintain or repair any portion of the service line.

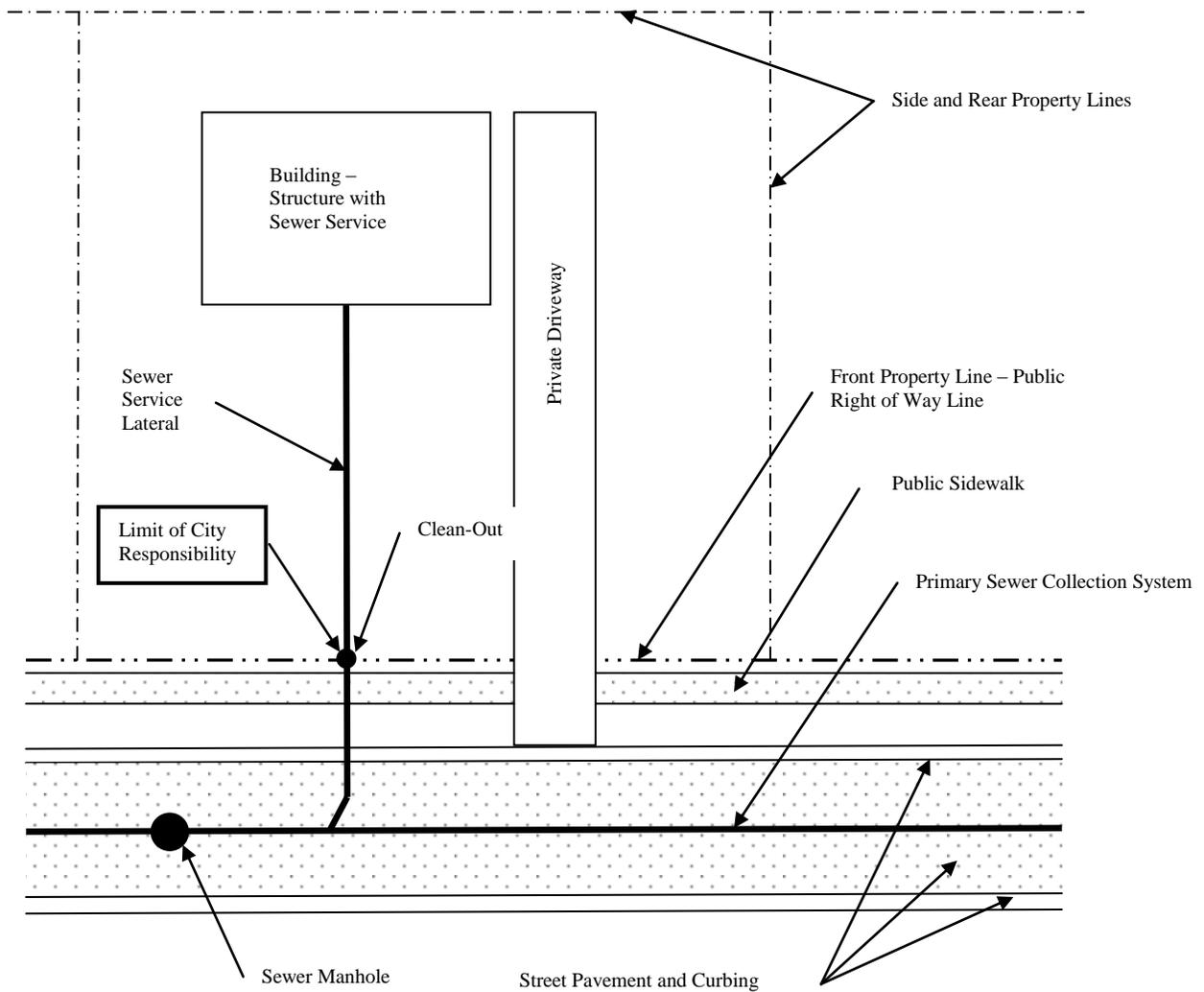
This policy is to define the portion of the sewer service lateral that the city will clear of blockages and repair broken pipes.

For the purpose of this policy, "at or near" shall be defined as no more than 24 inches from the exact property line or sewer easement line as established by readily available property records, construction drawings, or physical property corner monuments. When it is not possible to immediately determine the location of the property line, such as during emergencies, the city will contact the property owner for information. In the case of a dispute as to the exact location of the property line, the property owner will be responsible for determining the exact property or easement line location.

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WHERE A CLEAN-OUT EXISTS AT OR NEAR THE FRONT PROPERTY LINE OR EASEMENT LIMIT LINE. When notified by a property owner that they are experiencing a sewer blockage, the city will dispatch a sewer maintenance crew to investigate whether there is a primary sewer system blockage affecting the property owner. The city will use the clean-out to inspect and maintain the portion of the sewer service lateral between the clean-out and the primary sewer system. If necessary to repair the sewer service lateral pipe between the clean-out and primary sewer system, the city will remove pavement, curbing, landscaping, sidewalks, fences, and other obstructions in order to excavate down to the lateral pipe.

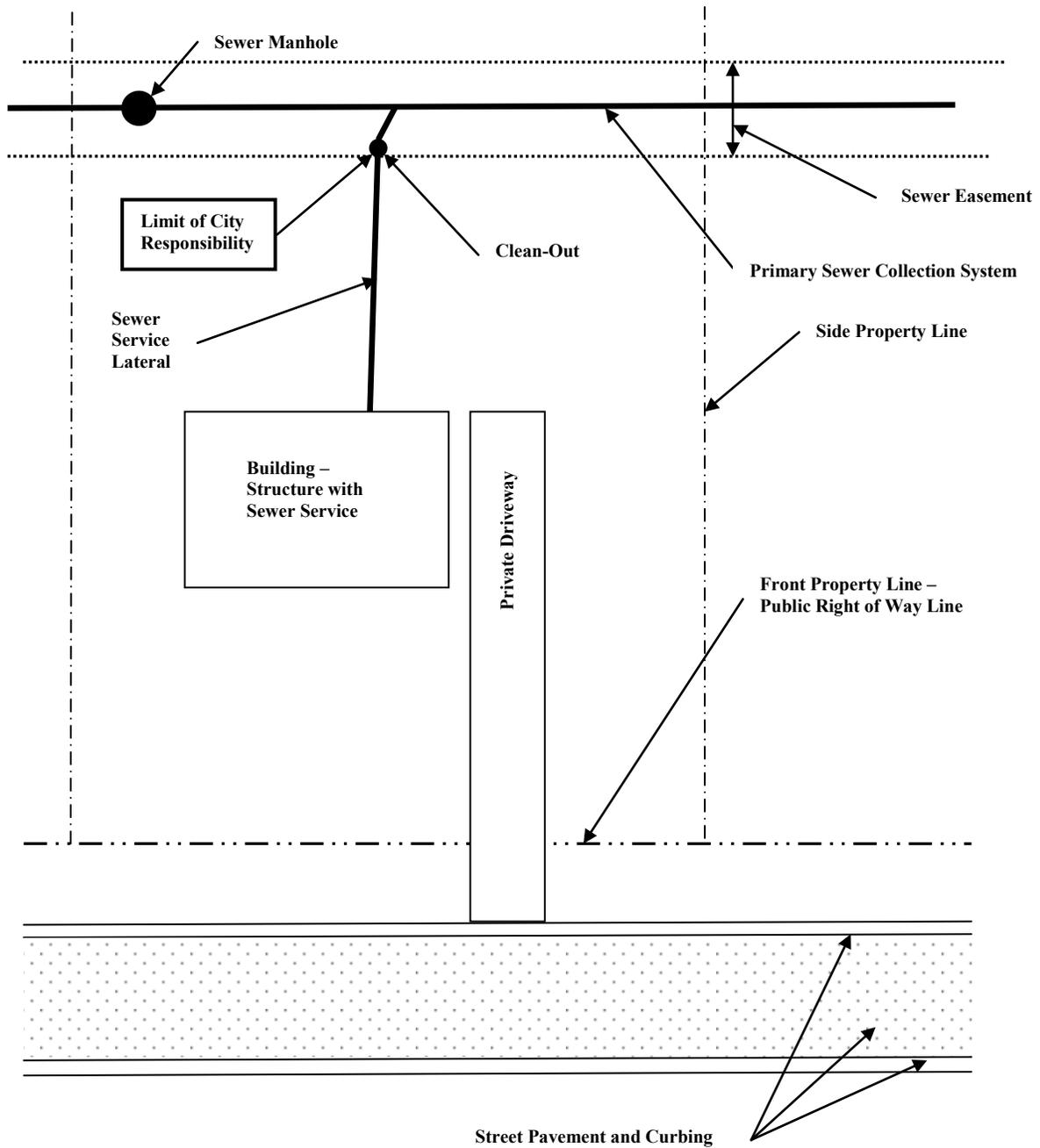


TYPICAL RESIDENTIAL LOT SEWER SERVICE LATERAL

WHERE THE PRIMARY SEWER IS IN STREET FRONTING PROPERTY

SANITARY SEWER SERVICE MAINTENANCE AND REPAIR POLICY

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TYPICAL RESIDENTIAL LOT SEWER SERVICE LATERAL LOCATION

WHERE THE PRIMARY SEWER IS IN AN EASEMENT CROSSING PROPERTY

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WHERE THERE ARE NO CLEAN-OUTS AT OR NEAR THE FRONT PROPERTY LINE OR EASEMENT LIMIT LINE. When notified by a property owner that they are experiencing a sewer blockage, the city will dispatch a sewer maintenance crew to investigate whether there is a primary sewer system blockage affecting the property owner. If the city crew determines that there is no blockage of the primary sewer, it will be the responsibility of the property owner to retain a plumber to determine the condition of the sewer lateral from the house or structure to the primary sewer and to make any repairs to the service lateral.

CITY'S RESPONSIBILITY FOR THE REPLACEMENT OF LANDSCAPING, PAVEMENTS, AND OTHER MATERIALS. If the lateral pipe lies under a private driveway pavement or other privately owned pavement, the city assumes no responsibility for the replacement of the pavement regardless of the material. The city will place stone fill material in the excavated area so that the property owner may use the driveway or other pavement until the property owner can install the permanent pavement replacement at the property owner's cost. The city will not replace landscaping materials other than providing seeding and straw mulch. Any yard storage structure, play equipment, fencing, or other obstruction that interferes with the city's ability to access the primary sewer or service lateral must be relocated by the property owner to a location outside of the public right-of-way or sewer easement.