

Guidelines for Parcels or Parcel Groups with Sewer Laterals Exceeding 1000 Feet

These guidelines include information about what the owners of parcels or parcel groups with sewer laterals exceeding 1000 feet need to do to comply with East Bay Regional Private Sewer Lateral (PSL) Program requirements.

The Regional PSL Program requires property owners to obtain a Compliance Certificate from the East Bay Municipal Utility District (EBMUD) indicating that their PSLs are free of leaks. The condition of each PSL must first be assessed to determine what work is required. Then the PSLs must be repaired or replaced, as necessary, and pass an air or water verification test that will be witnessed by an EBMUD inspector in order to obtain a Compliance Certificate.

Repairing old cracked sewer pipes ensures that during storms, rainwater does not enter sanitary sewer lines. Too much rainwater can overwhelm the sanitary sewer system allowing partially treated sewage to flow into the Bay. Visit www.eastbaypsl.com for more information.

What is a private sewer lateral?

The Regional PSL Program defines a private sewer lateral as pipe or pipes and appurtenances that carry sewage and liquid waste from the structure or structures served to the sewer main. A PSL is associated with a parcel if it is located on the parcel or conveys sewage and liquid waste from any structure located on that parcel. All such sewer pipes, regardless of size or number, are subject to program requirements. Property owners are responsible for the entire PSL except in Alameda and Albany where they are only responsible for the upper sewer lateral. A licensed contractor or an engineer reviewing a map of your sewer system should be able to determine if the property has laterals with a combined length exceeding 1,000 feet.

Who is Affected?

The program applies to properties in EBMUD's wastewater service area in Alameda, Albany, Emeryville, Oakland, Piedmont, and the Stege Sanitary District which serves Kensington, El Cerrito and the Richmond Annex.

What are the Deadlines for Completing PSL Work?

Due to the size of the sewer system for parcels or parcel groups (contiguous or directly adjacent parcels under common ownership) with laterals exceeding 1000 feet, additional planning and budgeting may be needed to meet program requirements. The requirements are set forth in Section 12 of the EBMUD's Regional PSL Ordinance. Owners are required to submit a Condition Assessment Plan by July 12, 2016, and to complete the assessment and submit a Corrective Action Work Plan by July 12, 2021. Property owners may comply with PSL Program requirements any time before the deadlines.

Guidelines for Preparing Condition Assessment Plans

A Condition Assessment Plan (CAP) includes information about the PSLs on a parcel or parcel group, and a description of how and when a property owner will assess the condition of all of the PSLs. The CAP must include the following information at a minimum:

I. Designation of an Authorized Representative

The authorized representative should be familiar with the Condition Assessment Plan, act as the contact person, and be able to respond to questions about how compliance will be achieved. Include the name, phone number, mailing address and email address for the authorized representative. If the authorized representative is acting as a representative of an owner, also include the owner's contact information.

In cases where tenants or lessees are legally responsible to maintain some or all PSLs, the CAP must include a table with the tenant name(s), parcel size, parcel number, and authorized representative (the owner or tenant). If the owner and tenant have shared responsibilities, include information about which part of the system will be handled by each party.

2. Sewer System Information

Include a table with the number, size and length of all PSLs on the parcel or parcel group. Include drawings or maps of the sewer system showing each PSL referenced in the table.

3. Schedule and Method for Assessing the PSL Condition

Include a schedule for the performance of work to assess the condition of all PSLs on the parcel or parcel groups and the method of assessment to be employed. Closed-circuit Television (CCTV) is a common method of assessing pipe condition. Note that the condition assessment for all PSLs must be completed by July 2021.

Guidelines for Preparing Corrective Action Work Plans

A Corrective Action Work Plan (CAWP) includes information about the results of the condition assessment and the work that will be performed to bring all PSLs on a parcel or parcel group into compliance. The CAWP should include the following information at a minimum:

1. Results of Condition Assessment

A table with the results of the condition assessment for each PSL.

2. Sewer System Corrective Action Information

Information about the type of work that will be performed for each PSL - either repair, full replacement, or none needed. Note that even if no work is needed, the PSL must still pass a pressure test, verified by EBMUD.

3. Schedule for Performing the Work

A schedule indicating when PSLs will be certified, specifying the month, quarter or year. Approval of the CAWP will be based on EBMUD's assessment of the reasonableness of the schedule.

Sewer Lateral Work, Permits, Inspection and Certification

In performing PSL work, it is important to keep in mind the following:

1. Work and Permits

Appropriate building and/or sewer permits must be obtained before beginning PSL repair or replacement to ensure that work is performed in accordance with local ordinance requirements. For properties in Emeryville a permit is needed even if no repair or replacement work is needed (i.e. in a test as-is scenario). Agency contact information is provided below.

City of Alameda	(510) 747-6830
City of Albany	(510) 528-5760
City of Emeryville Building Department	(510) 596-4310
City of Oakland	(510) 238-3891
City of Piedmont Public Works Department	(510) 420-3050
Stege Sanitary District	(510) 524-4668

2. Scheduling an Inspection and Paying Fees

All PSLs on a parcel must pass an air or water pressure test to be certified by EBMUD. See Guidelines for Contractors at www.eastbaypsl.com/eastbaypsl/doc/PSLContractorGuidelines.pdf for details.

Contact the Regional PSL Program scheduling desk directly at (510) 287-1599 to schedule a special inspection for the parcel and discuss fees and payment. Do not schedule an appointment online since inspections for these parcels typically take more time and require additional EBMUD planning.

3. Certification

A Compliance Certificate for the property will be issued when all of the PSLs on the parcel have been certified. The Compliance Certificate is valid for 20 years. PSLs need not be recertified during that time.