

Ironhouse Sanitary District Private Sewer Regulations and Replacement Program

Preventing discharge of untreated wastewater into the environment through leaky or unsound sewer lines protects the public health, safety and welfare of our community. For this reason, Ironhouse Sanitary District requires timely inspections, maintenance, repair and replacement of private sewers laterals.

It is the responsibility of the property owner to maintain the sewer lateral, which connects their property's sewer pipes to the public sewers. The property owner is responsible for complying with all District ordinances relating to the discharge of sewage.

It is the responsibility of all property owners to maintain their private sewers in a manner that prevents sewer overflows or spills. Any sewer overflows or spills clean-up and damage is the responsibility of the property owner.

A permit from Ironhouse Sanitary District is required to construct a private sewer lateral or private main sewer, or make a connection to the public sewer. All plans for work on private sewers, prepared by a California Civil Engineer, must be supplied to the District's engineer for review prior to commencement of all work. The District shall require the inspections of any project it deems necessary.

When is it required to CCTV sewer laterals

Be aware that there are instances where all private laterals and main sewer lines shall be required to be inspected by Closed Circuit Television (CCTV) and require a **Compliance Certificate** at the owners expense. These instances include:

- The occurrence of qualifying sewer lateral service calls.
- The issuance of a building permit with a valuation of \$25,000 or more, if no permit has been issued within the past 20 years.
- The occurrence of one sewer overflow caused by a private sewer line.
- The discovery of unpermitted work.
- Change of use of building from residential to non-residential use; or non-residential higher flow use.
- The subdivision of property.
- The sale of a property older than 20 years.
- Any replacement or significant repair of any part of a private sewer.

For more details, see Ordinance 65 on the District's website.

For more information

Call Ironhouse Sanitary District
925-625-2279 (during office hours)

Business Hours:

Monday - Friday
8:00 a.m. - 12:00 p.m.
1:00 p.m. - 5:00 p.m.

Or E-Mail us at:

ironhousesd@isd.us.com

Please see our website at:

www.ironhousesanitarydistrict.com



Ironhouse Sanitary District PRIVATE SEWER LATERAL REGULATION & REPLACEMENT PROGRAM



- OVERVIEW
- OWNER RESPONSIBILITY
- CCTV
- FAQs



Frequently asked questions

Who is responsible for the public sewer service in Oakley and Bethel Island?

Ironhouse Sanitary District is a California Special District responsible for the public sewer system in both Oakley and Bethel Island. All permits regarding the sewer system are received from Ironhouse.

Who is responsible for the private lateral?

The property owner is responsible for the sewer lateral from their home and including the connection to the public sewer line. A private owner hires a plumbing contractor to assess the lateral condition (typically a video survey of the line), obtains permits from Ironhouse Sanitary District and performs the required work. Ironhouse may inspect any work completed on the sewer lateral lines.

What are the problems associated with private sewer laterals?

Over time, these pipes can crack, become disjuncted or displaced, and can be subjected to intrusion by tree roots, causing leaks and blockage. Rainwater and groundwater can enter the sanitary sewer system through sewer lateral defects, potentially overloading the treatment system and causing other problems.

Does my property require a Backflow Prevention Device (BPD)?

There are some properties where the District requires a BPD. They include when the elevation of the lowest floor of the building is less than 12 inches above rim elevation of nearest upstream manhole; on buildings where a pump is used to lift sewage to the lateral sewer line; on buildings where the elevation of any floor is at or below the invert of the sewer main.

The installation cost of the BPD is the responsibility of the property owner.

What is a sewer lateral?



A sewer lateral is a four-inch, six-inch or eight-inch diameter, privately maintained sewer pipe constructed from its connection point with a public sewer across

public property to the boundary of such public property so as to provide sewer service to building(s) or structure(s) situated upon an individual parcel or record.

Definitions:

Connection with the Building - A four-inch, six-inch or eight-inch diameter sewer pipe constructed from the boundary of public property, easement or right of way to the point where the sewer enters the building it serves.

Connection Point with a Public Sewer - That portion of the sewer lateral that extends one foot from the outside of the public sewer, continuing to and including the connection with the public sewer.

Public Sewer - Sewer owned and operated

by Ironhouse Sanitary District which connects to treatment facilities operated or utilized by the District.

Property Line Cleanout - Privately maintained cleanout located on private property adjacent to (normally within 18-inches) a property line that serves as maintenance access to the sewer lateral.

Maintenance - The cleaning, servicing, repairing and/or replacing.

Street Tree - Tree, bush or any type of plant that is located within the public right of way, belonging to the City.