

FCWRD Sanitary Sewer Permit Program

FCWRD requires review of ALL building improvement plans that add or alter permanent structures on a property. This includes garages and porches, which often mistakenly are proposed to be constructed within utility easements or above the sewer service. FCWRD Ordinance requirements as they relate to building improvements are as follows:

- A) The teardown and rebuilding of a building on a property (as well as new building on vacant property) requires a completely new sewer system, with overhead plumbing and new sewer service piping from the building up to and including the connection to the sanitary sewer main. There are NO EXCEPTIONS to this requirement.
- B) For building remodeling projects, we may require the property owner to replace the sewer service and convert to an overhead sewer system if the building improvements are extensive, if the sewer service has had multiple problems in the past, or if a Closed-Circuit Television (CCTV) video inspection reveals poor condition of the existing sewer service. FCWRD's reasoning is that major property renovation is the best (and sometimes only) time when such updating of the sewer system may occur.

FCWRD requires review of ALL building improvements in order to perform this evaluation. Often part of the review process is having the property owner conduct a CCTV video inspection of the existing sewer service. A video inspection provides the best information on the condition of lateral sewer service and may reinforce the need for sewer service replacement or repair such as Cured-in-Place Pipe (CIPP) lining.

- C) For actual sewer related construction, FCWRD typically requires the following:
 - 1. For ALL building demolition, a sanitary sewer disconnect permit MUST be completed PRIOR to demolition.
 - 2. ALL sewer disconnects and ALL sewer replacements MUST be video inspected (CCTV). Such an inspection will reveal any unknown cross-connections, the current location of the sewer service, and the location and condition of the connection to the sanitary sewer main.
 - 3. For construction of additions, garages, porches, decks, or other structures considered to be permanent, the District may require a video inspection (CCTV) of the existing sewer service for locating purposes only.

A CCTV inspection of the sewer lateral is inexpensive and readily available from most plumbers and sewer contractors. Such an inspection allows FCWRD to assess the condition of the lateral sewers and prevent possible backups/obstructions and consequently a property damage.

