

CHAPTER 39: TELEVISING BUILDING SEWER LINES

Flagg Creek Water Reclamation District - Televising Building Sewer Lines

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Section

Article 1. Televisioning Building Sewer Lines Before Disconnection for Tear Down or Remodeling

- 39-1.01 Recitations
- 39-1.02 Inspection of building sewer line required
- 39-1.03 Tape to be delivered with application
- 39-1.04 Failing to abide provisions
- 39-1.05 Violation notice
- 39-1.06 Recording copy
- 39-1.07 Filing
- 39-1.08 Freedom of Information request
- 39-1.09 Final District billing pay off letter
- 39-1.10 Disconnection proceedings
- 39-1.11 Stop work order

Article 2. Requirements for Televisioning Building Sewer Lines

- 39-2.01 Disconnection permit required
- 39-2.02 District Inspector present
- 39-2.03 Approved plan review required
- 39-2.04 Camera inspection evaluation
- 39-2.05 Repairs
- 39-2.06 Overhead sewers
- 39-2.07 Disconnection permit fees
- 39-2.08 Time and manner of disconnection and plugging; violation
- 39-2.09 Overhead plumbing waiver
- 39-2.10 Waiver
- 39-2.11 Written reports

Article 3. Additional Circumstances Requiring a Video of Building Sewer Lines

- 39-3.01 Acknowledgment of concerns
- 39-3.02 Twenty-five percent
- 39-3.03 Adding circumstance
- 39-3.04 Requiring owner to inform the District
- 39-3.05 District permit
- 39-3.06 Charge for analysis

Flagg Creek Water Reclamation District - Televising Building Sewer Lines

- 39-3.07 Assessment of composite charges
- 39-3.08 Conversion composite connection charge

***ARTICLE 1. TELEVISING BUILDING SEWER LINES BEFORE DISCONNECTION FOR
TEAR DOWN OR REMODELING*****' 39-1.01 RECITATIONS.**

The Board of Trustees hereby adopts the recitations in Ordinance 766 as if set forth herein.
(Ord. 766, passed 3-25-2004)

' 39-1.02 INSPECTION OF BUILDING SEWER LINE REQUIRED.

The Board of Trustees hereby mandates that, before any building sewer line connected to a District sewer line or any other sewer line which is tributary to the District works of the system may be disconnected, that it is required that the applicant for disconnection, shall, at the sole expense of the building owner, have the interior of such building sewer line internally inspected by a company whose bond has been approved by the District and is and authorized to do televising of building sewer lines within the District so as to ascertain whether or not the severance of such line will affect any adjacent properties, by the making of a VCR tape or video disc of the inside of such line from a point within the building to be torn down or remodeled to the point of intersection with the public sewer line.
(Ord. 766, passed 3-25-2004)

' 39-1.03 TAPE TO BE DELIVERED WITH APPLICATION.

(A) At the time of the application for a disconnection - reconnection permit, the VCR tape or video disc shall be delivered to the District for examination to ascertain if there are multiple connections to the building sewer line sought to be disconnected.

(B) Thereafter, the District staff shall:

(1) Review the video to ascertain whether severance of such line will result in the disconnection of any building other than the applicant's building connected to the public system through the building sewer line;

(2) Prepare and deliver to the applicant a written report, specifying whether any action is required to be taken and if any action is required, what action must be taken to preserve the right of any building not owned by the applicant, from being deprived of the right of sanitary waste disposal to the public system;

Televising Building Sewer Lines

(3) If action is to be taken, the District shall withhold issuance of any disconnection - reconnection permit on the applicants parcel until the matter is resolved as the parties and, if applicable, the concerned village determines agrees to the resolution; however, such resolution must comply with the District=s ordinances concerning building sewer lines and the requisite charges must be paid and permits obtained;

(4) If the evidence delivered to the District discloses no multiple connections to the public system through the building sewer line of the Atear down@ building or building to be remodeled, the District shall, upon the applicant=s payment of the proper disconnection charge, issue the permit to disconnect, and, thereafter, provided that the disconnection was properly made, upon payment of the proper composite connection charge, issue the permit to connect; and

(5) If there was a multiple connection, when the remedial work is done, there shall be no composite connection charge assessed to those buildings, other than the applicant=s building, which were connected to the common building sewer line; however, an inspection charge will be required to be paid to the District.

(Ord. 766, passed 3-25-2004)

' 39-1.04 FAILING TO ABIDE PROVISIONS.

Any state licensed plumber who fails to abide by the foregoing provisions shall be subject to the revocation of his, her or its right to do business involving any building sewer line or any connection to the District system within the District=s service area.

(Ord. 766, passed 3-25-2004)

' 39-1.05 VIOLATION NOTICE.

(A) If the matter of the replacement of the building sewer line is not agreed upon (including the financial arrangements and easements if required) within 30 days, the District will issue a violation notice to all of the concerned owners specifying that the multiple connection sewer line does not meet the requirement of the District=s Code of Laws.

(B) Such violation notice shall not be rescinded until the matter is concluded to the mutual agreement of all parties, including the concerned village and the District issues a permit to install whatever is agreed upon which complies with the District=s ordinances, resolutions, rules and regulations.

(C) There shall be a staff time surcharge added to any permit charge in accordance with the District=s rate schedule.

(Ord. 766, passed 3-25-2004)

Flagg Creek Water Reclamation District - Televising Building Sewer Lines**' 39-1.06 RECORDING COPY.**

In any the case where the District serves a notice upon an owner specifying violations of the Code of Laws, the District shall record a copy of such notice in the office of the Recorder of Deeds of DuPage County.

(Ord. 766, passed 3-25-2004)

' 39-1.07 FILING.

Upon the compliance with the requirements of any such notice which is recorded, and payment of the necessary permit charge, including the staff time surcharge in accordance with the District's rate schedule and reimbursement for recording fees, the District shall deliver a document to the parties for filing with the Recorder of Deeds which specifies that the deficiency set forth in the recorded notice has been satisfied.

(Ord. 766, passed 3-25-2004)

' 39-1.08 FREEDOM OF INFORMATION REQUEST.

The District shall make available the information in any such notice to any person serving upon the District a Freedom of Information request for such information.

(Ord. 766, passed 3-25-2004)

' 39-1.09 FINAL DISTRICT BILLING PAY OFF LETTER.

The District shall make a notation of any such notice where the work specified to be required has not been deemed by the District to have been completed in accordance with District ordinances, resolutions, rules and regulations upon any final District billing pay off letter requested and issued until the matter is fully resolved.

(Ord. 766, passed 3-25-2004)

' 39-1.10 DISCONNECTION PROCEEDINGS.

If the required work is not completed within the specified time or any District extension of such time, the District may commence disconnection proceedings to disconnect all of the buildings except the building upon whose land the building sewer runs from the un-permitted multiple building sewer line, in the sole discretion of the Board of Trustees.

(Ord. 766, passed 3-25-2004)

Televising Building Sewer Lines

' 39-1.11 STOP WORK ORDER.

If there is any information in the District=s records which would bear on the subject of whether to televise or not to televise before disconnection, the Director may waive such action; however, if there is a waiver and the information upon which the waiver was based should be found to have been in error and the disconnection has affected another user, the District shall issue a Astop order@ and no further work shall be done unless and until the matter is resolved in the same or similar manner as is set forth above.

(Ord. 766, passed 3-25-2004)

ARTICLE 2. REQUIREMENTS FOR TELEVISING BUILDING SEWER LINES

' 39-2.01 DISCONNECTION PERMIT REQUIRED.

No one may demolish a building, or disconnect a building from the District sewer system, until they have first obtained from the District a disconnection permit.

(Ord. 745, passed 9-25-2008)

' 39-2.02 DISTRICT INSPECTOR PRESENT.

After a disconnection permit has been issued, at the time a building sewer is disconnected, a District Inspector must be in attendance to direct inspect the disconnection of the building sewer from the District sewer system.

(Ord. 745, passed 9-25-2008)

' 39-2.03 APPROVED PLAN REVIEW REQUIRED.

No one may perform any major building rehabilitation to a building, until they have first obtained from the District an approved plan review. Major building rehabilitation is defined as any repair, reconstruction, rehabilitation, addition or other improvement(s) of a building, within a three-year period, where the cost or value of the building improvement(s) equals or exceeds 50% of triple the assessed building value (as shown on the current assessment records of the Township Assessor).

(Ord. 745, passed 9-25-2008)

' 39-2.04 CAMERA INSPECTION EVALUATION.

Prior to the issuance of a disconnection permit or an approved plan review, unless the District=s records indicate that the building sewer was constructed, replaced or upgraded to the standard specified

Flagg Creek Water Reclamation District - Televising Building Sewer Lines

PVC pipe or approved liner, then a televised CCTV camera inspection of the building sewer interior must be recorded on a video tape or disc and forwarded to the District for an evaluation. If, after review of the camera inspection, the District determines that the building sewer is in a poor state of repair, i.e., sags, leaks, cracks, broken segments, separated joints, multiple root intrusions or other signs of deterioration rendering the building sewer susceptible to ground and/or storm water infiltration, then the existing building sewer must be replaced with the specified PVC pipe, or where appropriate, as determined by the District, may be repaired with a cured in place pipe liner. All sewer replacement or lining must include the entire length of the building sewer from the building connection to the public main connection. If the District determines that the building sewer is in excellent condition and is not open to ground and/or storm water infiltration, then the District may accept the existing building sewer without requiring a replacement or liner.

(Ord. 745, passed 9-25-2008)

' 39-2.05 REPAIRS.

A televised camera inspection also must be recorded and forwarded if the plans submitted with a plan review application reveal a potential structure build over conflict with the building sewer system. If the camera inspection discloses a build over conflict with the building sewer system, then the owner may be required to relocate the building sewer system, use an alternate building material to replace the building sewer system or take other measures, as directed by the District, in order to resolve the conflict.

(Ord. 745, passed 9-25-2008)

' 39-2.06 OVERHEAD SEWERS.

(A) If, at any time, an inspection, whether by the District Inspector or review of the CCTV video tape or disc made by the District or an independent sewer contractor, discloses that the building sewer is:

(1) Constructed of any material or such a manner which permits infiltration of ground water into the District system;

(2) The conduit or tile is in deteriorated condition; or

(3) Otherwise in need of replacement.

(B) The District shall so inform the user, applicant or owner. Failure to remedy deficiency within a reasonable time, not to exceed 30 days, weather permitting, shall constitute authority from the user, applicant or owner to the District Inspector to place a red-tag in a prominent place on the building indicating that work on the building shall cease and the owner or contractor doing the work must contact the District to obtain a permit to install a new building sewer line. The red-tag shall be removed only after the new building sewer line is installed from the public sewer to the building drain.

(Ord. 745, passed 9-25-2008)

Televising Building Sewer Lines

' 39-2.07 DISCONNECTION PERMIT FEES.

Overhead sewers are required for all new construction, including new additions where any part of the new improvement that is below grade is serviced by sanitary waste drains.
(Ord. 745, passed 9-25-2008)

' 39-2.08 TIME AND MANNER OF DISCONNECTION AND PLUGGING; VIOLATION.

The disconnection permit fees shall be as follows.

(A) For the demolition or razing of each building, the cost of the disconnection permit shall be \$150 per building. Said payment shall include the cost of one inspection. For each additional inspection required, there shall be an additional charge of \$50. Such additional charge shall be added to the regular connection permit fee.

(B) Where only the portion of a building to which the building service line is connected is to be demolished or razed the cost of the disconnection permit shall be \$150. Such additional charge shall be added to the regular connection permit fee.

(C) In cases not involving new construction or such remodeling as described above, where the District discovers a deficiency in the building sewer line and requires the owner or user to repair or replace same the cost of the disconnection permit shall be \$150. Said payment shall include the cost of one inspection. For each additional inspection required, there shall be an additional charge of \$50. Such charge shall include the inspection of the replacement building sewer.
(Ord. 745, passed 9-25-2008)

' 39-2.09 OVERHEAD PLUMBING WAIVER.

(A) The time and manner of the disconnection and plugging of the building sewer shall be as follows:

(1) The disconnection and building line removal, required and plugging must be completed prior to the commencement of demolition of the building; and

(2) The building sewer shall be plugged with a water-tight expendable plug and hydro cemented to prevent the entry of surface or subsurface and/or foreign matter into the public sewer.

Flagg Creek Water Reclamation District - Televising Building Sewer Lines

(B) Failure to complete the required disconnection and plugging prior to the commencement of demolition shall result in a violation and fine of \$500 added to the disconnection permit fee. In all cases where there has been a disconnection as a result of demolition or partial demolition where the partial demolition includes the portion of the structure where the building sewer enters the building, the applicable composite connection charge shall be paid in full (including any premium, if applicable), prior to re-connection.

(Ord. 745, passed 9-25-2008)

' 39-2.10 WAIVER.

The requirement of overhead plumbing may be waived only if it is not physically possible to make such installation and the owner(s) of the property upon which the building is being constructed enter(s) into a recordable written agreement with the District wherein the owner, for himself, herself or themselves, and for his, her or their successors and assigns, releasing the District from any and all responsibility for any sewage backup into the home as a result of not having overhead sewers. Said release shall be recorded in the office of the Recorder of Deeds before an occupancy permit shall be issued.

(Ord. 745, passed 9-25-2008)

' 39-2.11 WRITTEN REPORTS.

The Inspector shall make regular written reports to the District on the results of all inspections and disconnections.

(Ord. 745, passed 9-25-2008)

ARTICLE 3. ADDITIONAL CIRCUMSTANCES REQUIRING A VIDEO OF BUILDING SEWER LINES**' 39-3.01 ACKNOWLEDGMENT OF CONCERNS.**

The Board of Trustees acknowledges and accepts the concerns and recommendations of the staff concerning the interpretation of the provisions of the Code of Laws relating to the intent and meaning of the provisions of Ordinance 745 incorporated in " 39-2.01 through 39-2.11 and Ordinance 766 incorporated in " 39-1.01 through 39-1.11 and the requirement of replacing the building service line and other concerns.

(Ord. 803, passed 10-19-2006)

' 39-3.02 TWENTY-FIVE PERCENT.

Televising Building Sewer Lines

(A) From and after the passage of this Ordinance 803, the words 25% of the value of the building improvements in any ordinance of the District shall refer to and mean 25% of the assessed value of the building/structure improvements on the property as shown on the official records of the county where the property is located.

(B) The requirement of replacing the building service line set forth in Ordinance 745 shall also be applied to the situation where a residential building converted to a commercial building, as if the building were either a Atear down@ or a remodeling in excess of 25% of the assessed value of the building/structure improvements on the subject property as shown on the official records where the property is located.

(Ord. 803, passed 10-19-2006)

' 39-3.03 ADDING CIRCUMSTANCE.

The Board of Trustees also acknowledges and accepts the concerns and recommendations of the staff concerning the burdens which will be imposed upon the works of the system and the public at large as a result of building service lines which, for one reason or another, permit infiltration/inflow and/or exfiltration. The Board of Trustees hereby addresses the problem by adding to the Code of Laws a circumstance where the District may require the owners of buildings, not currently being remodeled but being served by such a defective building service line, which are discovered to suffer such conditions and thus become a risk to pollution of the environment to replace such line.

(Ord. 803, passed 10-19-2006)

' 39-3.04 REQUIRING OWNER TO INFORM THE DISTRICT.

In any case where it comes to the attention of the District, as a result of inspection of video tape or a CD of a building service line or of the public sewer to which such building service line may be connected, or by visual inspection of any point of repair to any such building service line the District shall have the power and authority to require the owner of the building or structure served by such building service line to take such steps at the owner=s expense as are satisfactory, in the opinion of the Director of the District, to fully inform the District as to the true condition of such building service line, including, but not limited to, the following:

(A) Televising or re-televising the line with a higher resolution camera in order to more accurately reflect the true condition of such building service line; and

(B) Uncover any portion of the line which the District has good reason to believe contains defects which permit excess infiltration/inflow and/or exfiltration.

(Ord. 803, passed 10-19-2006)

' 39-3.05 DISTRICT PERMIT.

When the true condition of such line or portions thereof which are of concern to the District becomes

Flagg Creek Water Reclamation District - Televising Building Sewer Lines

known, the District shall have the right to require the owner to obtain the necessary District permit paying to the District the usual permit charge and an additional charge for the work of the District to analyze the difficulty and direct action and do one or more of the following:

(A) Remove and replace such portion of the building service line which the District determines fails to adhere to the District's standards for infiltration/inflow and exfiltration;

(B) Line the building service line or such portion of the building service line which the District determines fails to adhere to the District's standards for infiltration/inflow and exfiltration with cured in place liners similar and serving the same function as the liners bearing the patented name AInsituform®; and

(C) Abandon the entire building service line or such portions thereof as directed by the District and install a completely new building service line meeting all current requirements of the District.

(Ord. 803, passed 10-19-2006)

' 39-3.06 CHARGE FOR ANALYSIS.

The charge for the District to analyze the difficulty and to direct action established under this Ordinance 803 shall be a minimum of \$500 per building service line analyzed. Such charges are in addition to those charges heretofore enacted, and, in particular, are in addition to the composite connection charge, composite connection charge surcharge, as well as all others presently in effect.

(Ord. 803, passed 10-19-2006)

' 39-3.07 ASSESSMENT OF COMPOSITE CHARGES.

The Code of Laws provisions relating to the assessment of composite connection charges and where applicable composite connection charge surcharges shall be applicable in the case of any new building, or conversion of a residential building to a commercial building, or conversion of all or a portion of a commercial building to a new use.

(Ord. 803, passed 10-19-2006)

' 39-3.08 CONVERSION COMPOSITE CONNECTION CHARGE.

Where any new commercial building is constructed, or an existing residential building is converted to a commercial building, or all or a part of a commercial building is converted to another use, the District shall determine an initial effluent flow to emanate from the building or portion thereof, upon which the composite connection charge and, where applicable, composite connection charge surcharge shall be calculated. Such charges shall be adjusted, from time to time, upward as information concerning actual flow becomes known.

(Ord. 803, passed 10-19-2006)