CHAPTER 11 - BUILDING SEWER LINES AND CONNECTIONS

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11.01 PERMITING. No person shall uncover, make any connections with, or opening into, use, alter, or disturb any public sewer or appurtenance thereof without first obtaining a written permit from the Superintendent. No person shall repair, replace, change or modify any part of the private sewer service without first obtaining a permit from the Superintendent or their designee.

11.02 INSPECTION CHARGES. The owner or owner's agent shall make application for a permit on a special form furnished by the District. The permit application shall be supplemented by any plans, specifications, or other information considered pertinent in the judgment of the Superintendent. A permit inspection fee will be established by resolution of the Trustees. All building sewer line permits shall be paid to the District at the time the application is filed. The permit must be approved and paid for prior to exposing the District facilities. Exposing District facilities without a permit is a violation of this ordinance.

11.03 SEWER CONNECTION CHARGES. A sewer connection permit charge shall be made for each and every building, condominium and/or family dwelling unit (except as herein stated) connection into a sanitary sewer of the Sanitary District.

Charges due and payable at the time of application for sewer connection permit are:

a. Five hundred dollars ($500.00) for all single-unit properties.

b. Five hundred dollars ($500.00) for the first motel unit, condominium unit, travel trailer pad, mobile home, cottage, cabin, campsite, apartment, manufactured home, modular home, shouse or rental unit and three hundred dollars ($300.00) for each additional motel unit, condominium unit, travel trailer pad, mobile home, cottage, cabin, campsite, apartment, manufactured home, modular home, shouse or rental unit under one ownership connected directly or indirectly into a District Sewer.

11.04 NO INSPECTION UNTIL PERMIT OBTAINED. No inspection will be allowed until a permit is issued from the District.

11.05 PERMIT FEE NOT APPLICABLE. Sewer connection permit charges do not apply to sanitary sewer facilities financed and constructed by Municipalities, Dickinson County, and the Iowa Department of Natural Resources, but a permit for connection is still required.

11.06 RENTAL UNIT OPERATING UNDER SINGLE OWNERSHIP. In the event a unit operating as a rental unit under single ownership at the time of sewer connection and payment of the connection charge provided by the ordinance of the District is subsequently sold with the result that the same is no longer under single ownership with other rental units, an additional sewer connection charge shall become due and payable forthwith upon the transfer of title or transfer of equitable ownership of such property to the end that the connection charge shall be commensurate with the amounts set forth herein.

11.07 ENTERING INTO SPECIAL AGREEMENT. The above shall not prevent the District from entering into or recognizing existing special agreements for sewer connection charges with property owners or developers who finance and construct laterals to serve a local area or territory. Any special agreements shall be approved by the District Trustees.

11.08 COST AND EXPENSES BORNE BY PROPERTY OWNER. All costs and expenses incident to the installation, connection, repair, and maintenance of the building sewer line, to include the connection to the main and the portion of public sewer main that the building sewer is connected, shall be borne by the building owner. The owner shall indemnify the District for any loss or damage that may directly or indirectly be occasioned by the installation, connection, repair and maintenance of the building sewer line.

11.09 SEPARATE BUILDING SEWERS. A separate and independent building sewer line shall be provided for every building; except where one building stands at the rear of another on an interior lot and no private sewer is available. In such cases the building sewer line from the front building may be extended to the rear building and the whole considered as one building sewer line, but individual units. When there is a group of rental units the owner may construct a common building sewer line to serve the units if, in the sole opinion of the Superintendent, local conditions are such as to indicate feasibility and conformity with other provisions of the ordinance.

11.10 REUSE OF OLD BUILDING SEWER LINES. Old building sewer lines may be used in connection with new buildings or expansions of an existing building that has a building permit issued and is currently directly or indirectly connected to the public sewer, only when they are found on examination to meet all requirements of this Ordinance and all work is completed at the sole cost of the Owner.

1. The building sewer line shall be inspected from the inside of the building to the public sewer main.

2. If the building sewer line is connected to a private sub-sewer main with more than two building sewer lines flowing into the sub-sewer main, the building sewer line shall be inspected to the sub-sewer main, unless the sub-sewer main has not had a camera inspection to the public sewer within six years. All sub-sewer mains shall be inspected every six years.

3. The Sanitary District Superintendent or designee shall be present during any inspection, including, but not limited to closed circuit video (CCTV) inspections. Inspection shall be completed within ninety (90) days from the date of mailing of a written notice from the District. Such notice shall be sent by regular mail to the building owner.

4. In the event the old building sewer line is not compliant with the Sanitary District ordinances or policies, then the sewer line shall be brought into compliance with the Sanitary District ordinances within ninety (90) days from the date of mailing of a written notice from the District. Such notice shall be sent by regular mail to the building owner. The District Superintendent may, at his/her sole discretion, extend this timeline by no more than sixty (60) days due to inclement weather.

5. In the event an old building sewer line does not meet the requirements of this Ordinance and, thereby cannot be used in connection with a new building or expansion of an existing building currently directly or indirectly connected to the public sewer, then the owner shall, after connection of a new building sewer line or private sewer line, as the case may be, be responsible to permanently cap or plug said old building sewer line within twelve inches (12") of the main with no elbows or bends and ensure the tap and pipe section where the tap is located is airtight and water tight.

11.11 BUILDING DEMOLITION AND REMOVAL. Whenever a building is demolished or otherwise removed within the District, and it is directly or indirectly connected to the public sewer, the building sewer line shall be inspected from the inside of the building to the public sewer main for purposes of identifying the condition of the building sewer line and locating the tap. The Sanitary District Superintendent or designee shall be present during any inspection, including but not limited to closed circuit video (CCTV) inspections. Such inspection shall occur prior to demolition or removal of the structure.

11.12 PRIVATE LIFT, PUMPING OR EJECTORS. Private lift, pumping or ejectors may be used when sewage from a building sewer or building sewer line cannot drain by gravity to a public sewer line. The force main sewer shall pump until the wastewater can flow by gravity to the public sewer within the standards of the Sanitary District ordinances and policies. At no time shall a private force main be located within the public right-of-way. Standards for private lifts, pumping or ejector systems are set by policy of the Trustees of the Sanitary District.

11.13 PRIVATE SEWER COLLECTION SYSTEMS. The Sanitary District discourages the installation of new jointly owned private wastewater collection systems or private sub-main sewer systems. Private sewer collection systems must be installed if two or more building sewer lines join and to the public sewer main.

1. Private sewer collection system sub-sewer mains shall be no less than a 6-inch acceptable pipe.

2. A maintenance agreement must be signed by all parties with building sewer lines from different lots or multiple units under different ownership connecting to the private collection system, and shall be recorded with the Dickinson County Recorder's office at no cost to the Sanitary District. The agreement must be recorded prior to a permit being issued. The maintenance agreement at a minimum must cover how maintenance, repairs and replacement of the private sewer system are handled and how the cost for such items will be allocated between the parties.

3. If a private collection system is found through inspection or other means, the property owners will have ninety (90) days to get a maintenance agreement recorded with the County Recorder's office. If an agreement is not recorded, the District may file an affidavit with the office of the Dickinson County Recorder providing record of the jointly owned private wastewater collection system with no maintenance agreement for all properties involved.