

**BOROUGH OF FOX CHAPEL
RULES & REGULATIONS GOVERNING HOUSE OR BUILDING
SANITARY SEWER CONNECTIONS**

**SECTION I
GENERAL**

The Council of the Borough of Fox Chapel and the Board of the Fox Chapel Sanitary Authority have duly adopted the following Rules and Regulations governing the installation of house or building sewers and connections. These Rules and Regulations may from time-to-time be revised by the Borough Engineer subject to the approval of the Borough Manager.

**SECTION II
DEFINITIONS**

1. AUTHORITY - The word "Authority" whenever the same appears herein, means the Fox Chapel Sanitary Authority, a body corporate and politic, organized and existing under the laws of the Commonwealth of Pennsylvania.
2. BOROUGH - The word "Borough" whenever the same appears herein, means the Borough of Fox Chapel, a political subdivision of the Commonwealth of Pennsylvania.
3. BUILDING DRAIN - Shall mean that part of the lowest piping of a drainage system which receives the discharge from soil, waste, or other drainage pipes inside the walls of the building and conveys such discharges to the building sewer; the building drain shall be considered to extend five (5) feet outside the building wall.
4. BUILDING SEWER - Shall mean that part of the horizontal piping of a drainage system which extends from the end of the building drain and which receives the discharge of the building drain and conveys it to a public sewer, private sewer, sewage disposal system, or treatment device. (The building sewer is often referred to as the "sewer lateral".)
5. DRAINAGE SYSTEM - Shall mean all the piping within public or private premises which conveys sewage or other liquid wastes to a legal point of disposal, but does not include the mains of a public sewer system or a private or public sewage treatment or disposal plant.
6. GRADE - Shall mean the slope or fall of a line of pipe in reference to a horizontal plane. It is usually expressed as the fall in a fraction of an inch per foot length of pipe.

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7. HOUSE TRAP - Shall mean a fitting or assembly of fittings installed in the building drain to prevent the entrance of sewer gas into the drainage system of the building from the building sewer or main sewer; and, to provide a circulation of fresh air for the drainage system through the fresh air inlet of the house trap and the soil and vent stacks.
8. LIQUID WASTE - Shall mean the discharge from any fixture, appliance, or appurtenance in connection with a plumbing system which does not receive fecal matter.
9. OWNER - Shall mean the person, firm, corporation, or association having an interest as Owner, or a person, firm or corporation representing itself to be Owner, whether legal or equitable, sole or only partial, in any premises which is or is about to be furnished sewage service, and word "Owners" means all so interested.
10. PERSON - Shall mean a natural person, their heirs, executors, administrators, or assigns; and, includes a firm, partnership, or corporation, its or their successors or assigns.
11. PREMISES - Shall mean the property or area, including the improvements thereon, to which sewage service is or will be furnished, and as used herein shall be taken to designate:
 - a. A building under one roof, owned or leased by one person and occupied by one residence; or,
 - b. A group or combination of buildings owned by one person, occupied by one family or one organization, corporation, or firm as a residence, church, school, or similar institution; or,
 - c. The one side of a double house having a solid vertical partition wall; or,
 - d. Each side or each part of a house or building occupied by one family; or,
 - e. A public building devoted entirely to public use, such as a town hall, schoolhouse, fire engine house; or,
 - f. A single lot in a row of houses; or,
 - g. Each house in a row of houses; or,

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- h. Each dwelling unit in a building, a dwelling unit being defined as a building or portion thereof with exclusive cooking and eating facilities designed for occupancy by and used by one person or one family (household).
12. PRIVATE SEWER - Shall mean a sewer receiving the discharge of one or more building sewers; said sewer being privately owned and not directly controlled by the Authority or the Borough. A variance must be obtained from Borough Council to construct a private sewer.
13. PUBLIC SEWER - Shall mean a sewer in which all Owners of abutting properties have equal rights and is controlled by the Authority or the Borough.
14. SEWAGE - Shall mean the normal water-carried household and toilet wastes from residences and institutions exclusive of storm water runoff, surface water, or ground water.
15. SEWER SERVICE CONNECTION - Shall mean the connection of the building sewer at the public sewer.
16. SPRING LINE - For circular pipe, the midpoint or $D/2$ where D = Diameter of pipe.

SECTION III
CONDITIONS OF SERVICE

- 3.01 GENERAL - The Borough will furnish sewage service only in accordance with the currently prevailing, and as hereafter revised, Rates, Rules, and Regulations of the Borough and Authority, which Rates, Rules, and Regulations are made a part of every application, permit, and contract entered into between Owner or customer and the Borough.

The Borough and the Authority hereby reserve the right, so often as they may deem necessary, to alter, amend, and/or appeal the Rates, Rules and Regulations in part or in whole. New, altered, or amended Rates, Rules, and Regulations shall forthwith, without notice, become and thereafter be a part of every such application, permit, and contract for sewage service in effect at the time of such alteration, amendment, and/or adoption.

SECTION IV
APPLICATIONS & CONTRACTS FOR SEWER CONNECTIONS AND SERVICE

- 4.01 APPLICATION FOR PERMIT - A written application, prepared on the form furnished by the Borough, must be submitted to the Borough for the purpose of requesting a permit to install a building sewer for each premises or group of premises. The said application must be signed by the Owner of the premises or his duly authorized agent, except that such application may be signed by a tenant, subject to the Borough exercising the right to require that the property Owner act as guarantor for all bills as rendered if the tenant neglects to make such payments within the time specified, said application to be subject to the requirements relative to deposits and fees currently in effect. The permit, together with the Rules and Regulations of the Borough, shall regulate and control the installation of the building sewer and the sewage service to the premises. At the time of issuance of the permit, the customer will be required to sign a Contract for Sewage Service which is a lasting contract for the duration of the customer's residence on the premises. In the case of new construction, an application shall be filed at the time application is made for a building permit.
- 4.02 THE PERMIT - The permit for sewage service shall be a binding contract on both the customer and the Borough upon approval by the Borough. Rates for sewage service shall accrue from the date the sewer service connection has been installed and service is available to the premises with respect to the work and responsibilities of the Borough, subject to any time limits set forth in the Notice to Connect.
- 4.03 CONTRACTS WITH DELINQUENTS - No agreement will be entered into by the Borough with any applicant for sewage service, whether owned or tenant, until arrears for service, rents, and sewage bills or other charges, due by the applicant at any premises now or theretofore owned or occupied by him, shall have been paid or until satisfactory arrangements for payment of such unpaid bills have been made.
- 4.04 SPECIAL CONTRACT - The Borough may require, prior to approval of service, special contracts other than applications, and, as previously set forth, under the following conditions:
- a. If required by provision in the Schedule of Rates, the duration of the contract to be specified in the schedule.
 - b. If the construction of extensions and/or other facilities is necessary.
 - c. For providing temporary service.
 - d. For stand-by service.
 - e. For connections with other municipal subdivision.
 - f. If deemed necessary by the Borough.

- 4.05 CONTRACT RENEWAL - A new contract must be entered into upon the sale of any property serviced by the sanitary sewer system or a change in any tenancy where the tenant is the customer.
- 4.06 CONDITION OF PLUMBING SYSTEM - All piping and fixtures on the property of the customer are assumed to be in satisfactory condition at the time the drainage system is connected and sewage service furnished, and the plumbing and sanitary drainage system are assumed to be in accordance with these Rules and Regulations and the Borough reserves the right to require the correction of any unsatisfactory condition if such condition shall be found to exist. Prior to connecting to the public sewer or for installations involving connections to an existing building sewer (e.g. home additions, swimming pools, etc.), it must be demonstrated that the existing drainage system is sound and free of extraneous discharges. The Borough shall have the right to make any necessary repairs if the Owner refuses to do so and to bill the Owner for the cost of said repairs.

SECTION V

BUILDING SEWERS AND CONNECTIONS - DESIGN AND CONSTRUCTION

- 5.01 CONNECTIONS - No unauthorized person shall uncover or make any connections with or opening into, use, alter, or disturb any sewer owned by the Borough or the Authority without first having obtained a written permit from the Borough. All systems shall be subject to the regulations set forth herein or to regulations establishing higher standards.

All costs and expenses incident to the installation and connection of the building sewer shall be borne by the Owner. The Owner shall indemnify the Borough and/or Authority from any loss or damage that may directly or indirectly be caused by the installation of the building sewer.

The use of old building sewers generally will not be permitted and a new building sewer must be installed to the building drain. This is particularly true whenever new construction, grading or landfill operations take place over an existing building sewer. When connecting to the building drain would be excessively difficult due to topographic conditions, the Borough *may* allow the use of a portion of an existing building sewer when it is found, upon examination and testing by the Borough or other authorized persons or agencies, to meet all requirements set forth herein. In all such instances, the existing building sewer *must* be inspected by internal televising at the Owner's expense.

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- 5.02 BUILDING DRAINS AND TRAPS - All sewers laid beneath the floor shall be of material approved and listed in Section 411.2 of the Borough of Fox Chapel Plumbing Code, Ordinance No. 423, (hereinafter referred to as the Plumbing Code).

Each building drain shall be provided with a horizontal intercepting trap (house trap), which shall be the same size as the building drain in which it is installed. The trap shall be provided with an accessible cleanout and relieving vent or fresh air vent, which shall terminate in a location acceptable to the Borough Code Enforcement Officer and County Plumbing Inspector but generally not more than five (5) feet outside the building wall.

Relieving vents or fresh air inlets shall be no less than four (4) inches in diameter for building drains up to and including eight (8) inches. For building drains greater than eight (8) inches, the fresh air inlet shall be one-half the diameter of the drain. The opening in the grill of fresh air inlet shall equal the area of the inlet pipe and shall be located and installed so as to prevent the inflow of surface water.

Cleanouts for house traps shall use sanitary tees with the cleanout port facing downstream and shall be six inches (6) inches in diameter.

When a cleanout or sight tee is installed in impervious surface, a Josam 56046-88 cast iron cover must be used with an SDR 35 PVC female adapter (P1406) and a threaded cap.

It is recommended that the house trap shall be placed inside the cellar or basement wall or as close thereto as practical allowing for construction circumstances. Where house traps are placed outside the buildings, they shall be placed as close as practical to the outside of the foundation wall and the fresh air inlet shall be extended above finished grade elevation. In addition, a tee or sanitary tee shall be installed on the downstream or main sewer side of the trap with a pipe extending to grade and finished with a cleanout. The cleanout shall be connected to the house sewer or trap using a 4" x 6" SDR adapter coupling.

In instances where additions are constructed over existing building sewers, the building sewer shall be removed and/or reconstructed as a building drain in accordance with this Section 5.02.

- 5.03 INTERCEPTORS AND SEPARATORS

Interceptors and separators, including grease, oil, sand, etc., interceptors, shall be provided when, in the opinion of the Borough, the Allegheny County Health Department or the Allegheny County Sanitary Authority (ALCOSAN), they are necessary for the proper handling of liquid wastes containing grease, flammable wastes, sand, glass and other ingredients harmful to the building drain system, the public sewer, the treatment plant or processes. Grease interceptors **MUST** be installed for all discharges from non-residential kitchens. All interceptors and separators shall be installed in accordance with Chapter 7 of the Allegheny

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County Plumbing Code. Interceptors, separators and grease traps shall be maintained in efficient operating condition by periodic removal of accumulated grease, scum, oil or other floating substances and solids deposited in the interceptor, separator, or grease trap. When grease traps are installed, a maintenance schedule and records, including the hauler, shall be kept on the premise and made available upon request to the Borough, the Allegheny County Health Department or ALCOSAN.

- 5.04 BUILDING SEWERS - The building sewer shall be cast iron soil pipe, A.S.T.M. Specification A74-62 or equal or polyvinyl chloride (PVC) A.S.T.M. D 3034, Type SDR 35 or equal. Other suitable materials may be used if approved by the Borough Engineer. If the building sewer is installed in filled or unstable ground, the building sewer shall be of cast iron soil pipe, except that non-metallic material may be accepted if laid on a suitable concrete bed or cradle, as approved. Joints shall be tight and waterproof.

The size and slope of the building sewer shall be subject to approval but in no case shall the diameter be less than six (6) inches. The slope of such 6-inch pipe shall not be less than 1/4 inch per foot length of pipe.

Whenever possible, the building sewer shall be brought to the building at an elevation below the basement floor. No building sewer shall be laid parallel to or within three (3) feet of any bearing wall that might thereby be weakened. The depth shall be sufficient to afford protection from frost. The building sewer shall be laid at uniform grade and in straight alignment insofar as possible. Changes in direction shall be made only with properly curved pipe and fittings and six (6) inch diameter cleanouts using sanitary tees with the cleanout port facing downstream shall be installed at each change in direction equal to or greater than forty five (45) degrees, at the sewer service connection, at the house trap and vent, at intervals not to exceed 100 feet and elsewhere as required. All cleanouts shall be fitted with a securely-fitted, watertight cover.

In all buildings in which any building drain is too low to permit gravity flow to the public sewer, sanitary sewage carried by such drain shall be lifted by approved artificial means and discharged to the building sewer.

All excavations required for the installation of a building sewer shall be open trench work unless otherwise approved. Pipe laying and backfill shall be performed in accordance with A.S.T.M. Specification C12-19, except that no backfill shall be placed until the work has been inspected and approved by the Borough and the Allegheny County Health Department.

All joints and connections shall be made gastight and watertight and shall be tested therefore prior to use.

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Cast iron pipe joints shall be firmly packed with oakum or hemp and filled with molten lead, Federal Specification QQ-L-156, not less than one inch deep. Lead shall be run in one pouring and caulked tight. No paint, varnish, or other coating shall be permitted on the jointing material until after the joint has been tested and approved.

The connection of the building sewer into the public sewer shall be made at the "Y" branch, if said branch is available. If a "Y" branch is not available or accessible, then the connection to the public sewer shall be made by means of a mechanical tap. This tap shall be made by Borough personnel only. However, the public sewer shall be exposed by the Owner's contractor and made accessible to Borough personnel. The Owner shall be responsible for all costs associated with the tap. The location of the tap shall be approved by the Borough.

The spring line of the building sewer, at its point of connection with the public sewer, shall be no lower than the spring line of the public sewer. Subject to actual field conditions, the Borough reserves the right to require connections to existing manholes.

The applicant for the building sewer permit shall notify the Borough and Allegheny County Health Department when the building sewer is ready for inspection, testing and connection to the public sewer. The connection shall be made under the supervision of the Borough Engineer.

The excavation shall be of sufficient width and depth to provide adequate space for the installation of the building sewer. All excavations required shall be open trench work unless otherwise approved. The trench shall have sufficient width at the spring line of the pipe so that there will be a minimum of six (6) inches between the outside of the pipe and the side of the trench. The pipe shall be bedded true to line and grade with continuous support from a firm base. All pipe shall be bedded on a minimum of six (6) inches of pea gravel or other approved material. Bell holes shall be carefully excavated at proper intervals so that no part of the trench load is supported by the bells. In all cases, the bottom quadrant of the pipe shall be fully and uniformly supported and the full load on the pipe shall rest on the barrel of the pipe. Blocking shall not be used to bring the pipe to grade.

The trench shall be kept clean of any water by pumping, bailing, or other means while the sewer is being installed. Water shall not be permitted at any time to enter the building sewer connection or the main sewer.

The building sewer shall be laid with socket ends upgrade, firm, and even bearing along the barrel of the pipe, close joints and smooth inverts. The pipe shall be laid taking care to achieve good alignment and the bell of the previously laid section shall be braced while the spigot is pushed in so that previously made joints

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are not disturbed. The assembly shall be done by hand or with the use of a bar and block. All joints must be pushed home and seated. The interior of each pipe shall be cleaned of all foreign material before the next pipe is laid. All joints shall be gastight and watertight. No pipe shall be laid in water or when trench conditions are unsuitable.

The building sewer shall not be covered until inspected by the Borough and the Allegheny County Health Department and approved. If the work is found not satisfactory, the Owner shall immediately remedy, or remove and replace with new materials and proper construction, that part rejected.

The area around the pipe to a height of twelve (12) inches above the top of the pipe shall be backfilled with pea gravel or other approved material. (Slag shall NOT be used.) In backfilling, the space between the pipe and the bottom and side of the trench shall be filled by hand, keeping the amount balanced on each side of the pipe to prevent lateral displacement of the pipe. The material shall be placed in layers to a depth of twelve (12) inches over the pipe in a manner to avoid damage or disturbance of the completed sewer. The next twelve (12) inches of backfill above the gravel shall be select material free of all cinders, ashes, refuse, vegetable or organic material, boulders, rocks, stones, frozen or other unsuitable material. This area may be backfilled with the excavated material if such material is suitable as determined by the Borough Engineer. The remainder of the trench shall be backfilled with suitable material and compacted as required. Any portion of the trench which is on a public right-of-way shall have its entire depth backfilled in six (6) inch layers with approved granular materials and each layer thoroughly tamped. No wheel loads shall be applied to any trench unless there is at least thirty (30) inches of cover over the pipe. Minimum depth of cover over the pipe shall be three (3) feet.

In areas subject to springs or ground flow, a clay "dam" shall be placed around the pipe at the house trap and elsewhere as determined by the Borough Engineer. The "dam" shall completely encompass the pipe and completely fill the excavated trench and shall have a minimum length of twelve (12) inches and shall be constructed to prevent the flow of water along the pipe or trench.

All excavations for building sewer installations shall be made in accordance with all applicable safety regulations, including, but not limited to OSHA, and shall be adequately guarded with barricades and lights so as to protect the public from hazard. Streets, sidewalks, parkways, and other public property in the course of the work shall be restored in a manner satisfactory to the Borough.

SECTION VI
PROHIBITED CONNECTIONS/DISCHARGES

No discharge shall be made into the building sewer other than normal, residential sewage. THE DISCHARGE OF ANY ROOF, SURFACE, SUBSURFACE, OR GROUND WATER INTO THE BUILDING SEWER IS ABSOLUTELY PROHIBITED. The Owner is responsible for the continued maintenance of the drainage system once it has been connected to the public sewer. If the Owner refuses to properly maintain the drainage system, the Borough reserves the right to make any necessary repairs to the drainage system and bill the Owner for the cost of said repairs.

SECTION VII
ENVIRONMENTAL CONTROLS

The contractor shall abide by the Commonwealth of Pennsylvania Department of Environmental Resources rules and regulations for stream crossings or work in or near a stream, and shall provide such sedimentation and erosion control measures which may be prescribed by said Department and the Borough of Fox Chapel.

SECTION VIII
ALLEGHENY COUNTY HEALTH DEPARTMENT

Effective January 1, 1988, the Allegheny County Health Department administers the installation of sewerage facilities in Fox Chapel Borough. In addition to the requirements herein set forth, all connections must comply with the requirements of the Allegheny County Health Department and must be permitted and inspected by same.

SECTION IX
EXISTING DISPOSAL SYSTEMS

In instances where the subject sanitary sewer connection is being made to replace an existing on-lot disposal system (e.g. septic tank, holding tank, etc.), the Owner/Contractor shall cause said disposal system to be pumped out, the contents thereof to be discharged to an approved treatment facility outside the Borough. The disposal system shall then be removed from the property or filled with sand or other approved material.

SECTION X
INTERNAL INSPECTION

Immediately prior to the issuance of any Certificate of Occupancy required by the Borough's Building Code or use of a new building sewer, the Owner/Contractor shall cause the building sewer to be inspected internally by television camera to verify that the building sewer has not been damaged by backfilling or other construction activity. Such televising shall be at the Owner's/Contractor's expense and shall be conducted in the presence of a representative of the Borough. Any defects identified by the televising of the building sewer shall be repaired by the Owner/Contractor to the Borough's satisfaction.

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In the event that earthmoving activity, landscaping or other construction activity takes place subsequent to the televising of the building sewer, the Borough may require the building sewer to be retelevised at the Owner's/Contractor's expense. Any defects identified by the televising of the building sewer shall be repaired by the Owner/Contractor to the Borough's satisfaction.

The requirements of this Section X are applicable to new construction only and are not intended to apply to repairs or replacement of *existing* building sewers.

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