

IF I LEAVE FUNDS IN ESCROW, WHEN WILL I GET THE MONEY BACK?

The escrow funds will be refunded when you receive your Sewer Lateral Certificate. You must complete a claim form (Claim Against the City of Berkeley for Refund of Money Paid) available from Finance Customer Service.

WHAT HAPPENS IF PRIVATE LATERALS ARE NOT REPAIRED OR REPLACED?

Consequences of not having the private lateral inspected and/or repaired may include citations, fines, liens on your property, or other penalties.

WHAT IF I DON'T COMPLY?

If you are selling your property and do not comply with this ordinance, you will not be able to close at escrow. If you apply for a building permit for your remodeling project and do not submit a Sewer Lateral Certificate showing compliance, you will not receive a building permit unless you concurrently apply for a Plumbing/Sewer Lateral Permit. Your building permit will not receive final sign-off until the repair or replacement is inspected and approved.

WHAT KINDS OF PLUMBING FIXTURES ARE INCLUDED WHEN COMPLETING A REMODEL?

A shower, combination bath and shower, bathtub, dishwasher, flood drain, lavatory, and sinks are the most common items. For a more complete list of fixtures, see the California State Plumbing Code.

WHO DO I CALL TO COMPLETE THE INSPECTION?

Contact a California State licensed plumbing contractor or a sanitation sewer contractor who performs CCTV inspections. Check your local listings. It is important you make sure your licensed contractor is aware of the City's procedures when conducting the inspection of your property.

HOW DO I FIND A LICENSED PLUMBING CONTRACTOR OR SANITATION SEWER CONTRACTOR?

You can ask a friend or look in the yellow pages. You can also verify if a State contractor is licensed by visiting the Contractor's State License Board at www.cslb.ca.gov. Make sure your contractor is aware of the proper procedure when conducting the inspection of your property.

HOW MUCH IS THIS ALL GOING TO COST ME?

The cost of a private inspection, including the CCTV video, is estimated to range between \$75 and \$350. Repairs will vary, and replacements are estimated at \$3,000 to \$4,500.

A Plumbing/Sewer Later (PSL) Permit, which is required before the remodeling work begins, can be obtained from the Permit Service Center, 2120 Milvia Street. The current fee for a PSL Permit, which includes a plumbing permit for work on private property and an engineering permit for work on public property, is about \$273. Additionally, there is a \$150 fee if you apply for your Sewer Lateral Certificate by turning in a CCTV video.

WHERE DO I SUBMIT MY VIDEO?

Submit your video to the Finance Customer Service Center located at 1947 Center Street, First Floor, for review and approval by the Public Works Department.

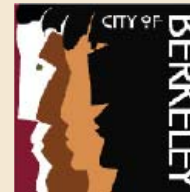
WHAT HAPPENS ONCE I SUBMIT MY VIDEO?

Once the video has been reviewed, the City will issue a Sewer Lateral Certificate if the sewer line is in compliance. If not, the City will require a Plumbing/Sewer Lateral (PSL) Permit for repair or replacement of the line. The cost of the permit is about \$273. The issuance of the Sewer Lateral Certificate will take place upon passing of final inspection by the Public Works Department.

HOW CAN I GET MORE INFORMATION?

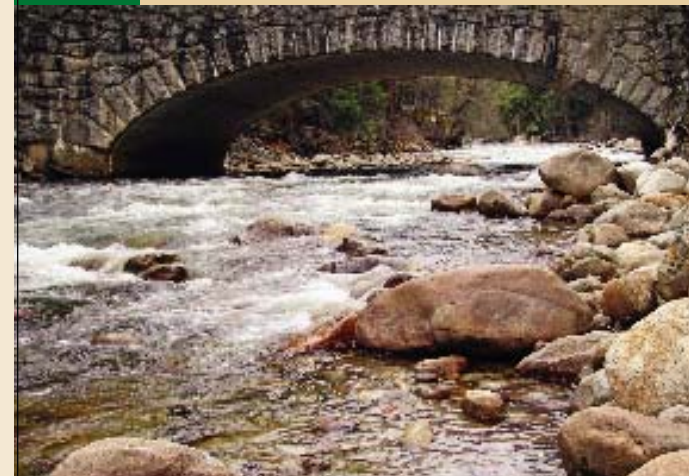
Call (510) 981-6423 for more information, or visit us at www.ci.berkeley.ca.us/pw.

The City of Berkeley greatly appreciates the cooperation extended by property owners, contractors, and realtors in helping to modernize its sewer system and protect the health and safety of Berkeley and all its residents.



PRIVATE SEWER LATERAL REGULATIONS

FREQUENTLY ASKED



WHAT IS THE NEW LAW?

To help protect the water quality of creeks, watersheds, and the San Francisco Bay, the City of Berkeley recently passed a law related to a property's private sewer laterals. **Effective October 1, 2006**, property owners will be required to inspect and, if necessary, repair any private sewer lateral on a property that does not comply with the new law at the time of sale, or before a major remodel project that exceeds \$100,000 or that costs \$50,000 AND includes two or more plumbing fixtures.

WHY DID THE CITY CREATE THIS MANDATE?

Under a 1986 regional Cease and Desist Order, the City must reduce the amount of water that flows into the sewer collection system. Half of the water that enters the City's sewers during wet weather comes from bad private sewer laterals and from nonconforming storm connections on private property, such as downspouts and yard area drains.

WHAT IS A PRIVATE SEWER LATERAL?

A typical sewer lateral consists of two sections: the lower lateral and the upper or private lateral. The lower lateral is the section of pipe that runs from the sewer main in the street to a cleanout at or near the property line. The installation and maintenance of the lower lateral section is the City's responsibility. The upper or private lateral is that section of pipe that runs from the cleanout at or near the property line to within two feet of the structure it is serving. This portion is the property owner's responsibility.

HOW WILL THIS ORDINANCE AFFECT ME?

You will need to get a Sewer Lateral Certificate from the City if you are either selling your property or planning a remodeling project that will either 1) cost more than \$100,000 or 2) cost more than \$50,000 and involve two or more plumbing fixtures. Plumbing fixtures are defined as: a combination bath and shower, bathtub, dishwasher, flood drain, lavatory, and sinks, or any other fixture listed in the most recent version of the California Plumbing Code, as adopted by the City of Berkeley.

I'M SELLING MY PROPERTY. WHAT DO I NEED TO DO TO COMPLY?

If you can provide proof that the sewer lateral is less than 20 years old, or that repair or replacement has been done in the last 10 years, the City will issue a Sewer Lateral Certificate at no charge. As proof, you may submit to the City's Finance Customer Service Center at 1947 Center Street, First Floor, any one of the following:

- Evidence that the sewer lateral is less than 20 years of age; or
- A copy of a plumbing permit for repair or replacement work done within the last 10 years.

If you cannot meet any of the above requirements, you must have your sewer lateral inspected by closed circuit television (CCTV) conducted by a California State licensed plumbing contractor or sanitary sewer contractor. Make sure your licensed contractor is aware of the City's procedures when conducting the inspection of your property. This information is available from the Public Works Department. The CCTV videotape, along with a fee of \$150, must be turned in to the Finance

Customer Service Center at 1947 Center Street, First Floor, for review by the Public Works Department. The Public Works Department will review the videotape to determine if the lateral is in good condition or if you will have to repair or replace it. To close the sale of a property, or to get a final sign-off on a building permit for major remodeling projects, you must show you are in compliance.

I WANT TO REMODEL MY HOME. WHAT DO I NEED TO DO TO COMPLY?

The new law applies if you're doing a major remodel project that exceeds \$100,000 or that costs \$50,000 AND includes two or more plumbing fixtures. To comply, you'll have to follow the same procedures as those for property sellers (see above) before you can obtain building permits for the remodel project.

WHAT IF I'M NOT IN COMPLIANCE?

Public Works Engineering staff will review all CCTV videos and information provided as evidence of compliance. If your submittal does not meet the City's criteria, you will have to obtain a Plumbing/Sewer Lateral (PSL) permit from the Permit Service Center to make the repair or replacement. (Visit www.ci.berkeley.ca.us/psc to review information such as "Guidelines for Permits and Inspections for Replacement of Sewer Laterals").

HOW DO I FIND OUT HOW OLD MY SEWER LATERAL IS?

You should be able to figure out the age of your sewer lateral by looking at a copy of the original building permit. You can review records with the Permit Service Center for building and plumbing permits dating back to 1992 online at www.ci.berkeley.ca.us/planning. To check older records, you will need to review the microfiche at the Permit Service Center located at 2120 Milvia Street.

CAN I CLOSE ON THE SALE OF MY PROPERTY WITHOUT THE CERTIFICATION AND FIX IT LATER OR HAVE THE BUYER FIX IT?

In most cases, all repair or replacement work must be done before the transfer of title. If requested, the City may determine that the work is not urgent and allow \$4,500 to be held in escrow, or a bond may be posted to complete the work within six (6) months of the close of escrow. The seller is fully responsible for compliance with this section.

WHAT IF I DON'T HAVE TIME TO REPAIR OR REPLACE THE SEWER LATERAL BEFORE THE CLOSE OF ESCROW?

The City has provided an option if you are unable to have the work done before escrow closes. The option is to leave \$4,500 in escrow. Have the title company submit a check for \$4,500 to the City of Berkeley. The work on the sewer lateral must be done within six (6) months of close of escrow.