



## 2014 New Private Sewer Lateral Regulation Fact Sheet

In order to protect the quality of local water resources, the City of San Buenaventura (City) recently adopted regulations relating to private sewer laterals (Municipal Code 22.250). Effective February 3, 2014, property owners within the City may be required to complete a video inspection of their private sewer lateral (PSL) from the building/structure to the main connection in the street (up to and including the wye connection).

The following events will trigger PSL Inspection requirements:

### **Private Sewage Spill**

At any occurrence of a sewage spill on private property. An inspection will ensure that the issues contributing to the spill have been identified and that corrective actions will be taken by the property owner to prevent further problems.

### **Defective Sewer Laterals**

When evidence that a private sewer lateral has not been properly maintained or other issues that could potentially cause a spill are identified. Ventura Water regularly inspects the mainlines via Closed Circuit TV (CCTV) and may identify problems, such as root intrusion or grease/rag buildup, with private sewer laterals at the connection point with the City mainline. In this case, the property owner will receive a notification letter requesting the owner to have their private sewer lateral inspected and any problems corrected by a licensed Plumber\*. It is in the property owner's best interest to respond to prevent a damaging and costly overflow or backup.

### **Sale of the property**

Prior to the close of escrow for a change of ownership for any property. There are several avenues to meet this requirement:

- A Private Sewer Lateral Inspection Report completed and signed by a licensed Plumber\*. The property owner may choose to submit the PSL Inspection Report to the City's Building and Safety Division at least two weeks prior to the opening of escrow. The Report will be filed in the permanent building records for this property. The PSL Report will be included in the documents normally provided to the Escrow Officer through the Report of Building Records Request to the City's Building and Safety Division.
- Proof of an inspection within the last 10 years by a licensed Plumber\* indicating that the private sewer lateral is in good working order and/or has received maintenance that has restored its functionality.
- Completed and signed building permits within the last 10 years confirming the repair or replacement of the private sewer lateral. Note: These permits will be included in the documents normally requested by the Escrow Officer through the Report of Building Records Request to the City's Building and Safety Division.

Property owners that are considering selling are strongly recommended to hire a licensed Plumber\* to inspect the private sewer lateral early in the process. A property owner may choose the timing to submit the PSL Inspection Report to the City, as long the Report is submitted prior to the close of escrow and **the results of the inspection are disclosed to the buyer and all parties to the sale**. If no deficiencies are identified, then submitting the Report to the City's Building and Safety Division at least two weeks prior to the opening of escrow will ensure that the Report is included in the permanent building records and meets all requirements. If corrective work is needed, the seller and buyer can agree on who will pay for the costs and who will be responsible for making the repairs. The repairs should be made within a reasonable timeframe, but no later than six months.

### **Commercial and Common Interest Properties**

Every 10 years. These properties are required to submit a PSL Inspection Report to the City's Building and Safety Division every 10 years, with the first Report due before January 1, 2023. The PSL Inspection Report for these properties will be required to inspect the length of pipeline from the last private connection to the City's mainline. Therefore, sales of single units in common interest developments do not trigger change of ownership inspection requirements.

\* PSL inspections must be conducted by a qualified plumbing contractor. A qualified plumbing contractor is a firm licensed to operate within the City and possesses a California Contractors license in one of the following disciplines:

- A-** General Engineering Contractor
- C-36** Plumbing Contractor
- C-42** Sanitary System Contractor