

PETERS TOWNSHIP SANITARY AUTHORITY
SEWER USE RULES AND REGULATIONS
APPENDIX D
Standard Procedures for
Property Transfer Dye Testing

Adopting Resolution: 04.05.08 Effective Date: 5/13/08

INTRODUCTION

- A. These Rules and Regulations for Property Transfer Dye Testing apply to property transfers as defined herein as requiring a Dye Test.
- B. These Rules and Regulations for Property Transfer Dye Testing are to be used in conjunction with a companion document, "Peters Township Sanitary Authority Sewer Use Rules and Regulations", as amended.
- C. Where circumstances arise that cause uncertainty in the application of Appendix D, the Peters Township Sanitary Authority through its Assistant Manager, Special Projects Manger and/or their designated representative are authorized to determine the procedure to be implemented.
- D. Peters Township Ordinance No. 507, the "Smoke and Dye Test Ordinance", is an ordinance designating the Peters Township Sanitary Authority to administer and enforce inter alia certain sewer inspections.

DEFINITIONS

Certain words, when used in these specifications, shall have the following meanings:

ACCESS-That which enables a fixture, appliance or equipment to be reached by ready access or by means that first requires the removal or movement of a panel, door, or similar obstruction.

AUTHORITY – The Peters Township Sanitary Authority or its agents.

APPLICANT – The property owner(s) or its agents, which acquires service from the Authority, either directly or by acquiring or occupying property with existing service.

AREA DRAIN-A receptacle designed to collect surface or storm water from an open area.

BUILDING DRAIN – The part of the lowest piping of the sanitary drainage system that receives discharge from soil, waste, and other sewer pipes inside the building and that extends beyond the walls of the building to the Building Trap and conveys sewage to the building sewer.

BUILDING SEWER – The part of the sanitary drainage system that extends from the Building Trap and conveys sewage to the Authority's collector sewer main. The building sewer also encompasses the "service connection". The building sewer is sometimes commonly referred to as the "service sewer" or the "service lateral". The building sewer is owned by the property owner, and the property owner is solely responsible for the maintenance of the building sewer up to the point of connection with the sewer main.

BUILDING TRAP- A device, fitting, or assembly of fittings installed at the end of the building drain to prevent circulation of air and/or noxious gasses from the building sewer to the building drain. The building trap shall be equipped with a fresh air vent on the inlet side of the trap which is carried above grade and is terminated in a screened, rodent proof outlet located outside the building.

CCTV-Closed Circuit Television Camera.

CLEANOUT – An access opening in the building sewer or building drain, equipped with a removable, watertight cover, utilized for the removal of obstruction. Cleanouts are required every 50 feet for 4-inch diameter sewers and every 100 feet for 6-inch diameter sewers, and at all direction changes greater than 45 degrees, at the terminus of service connections crossing roadways (public and private) and where directed by the Authority inspector.

COLLECTOR SEWER MAIN – The portion of the public sewer system that collects sewage from the properties served. They are typically 8-inch in diameter, but may be larger, and may also be 6-inch in diameter in older systems at the upper reaches of the system.

DOCUMENT OF CERTIFICATION-An official statement from the Authority stating that there are: A.) no prohibited connections to the sanitary sewer system on the property to be sold which violate any section of the Code B.) that access to the Authorities facilities has not been impeded and C.) there are no outstanding tap and/or assessment liens

ESCROW AGREEMENT-An agreement prepared by the Authority, and signed by the buyer and seller, holding funds for the testing and possible repair, and guaranty of repairs, that could not be completed prior to closing.

FIXTURES-A receptacle or device that is either permanently or temporarily connected to the water distribution system of the premises and demands a supply of water there from; discharges waste water, liquid-borne waste materials or sewage directly or indirectly to the drainage system of the premises; or requires both a water supply connection and a discharge to the drainage system of the premises.

INFILTRATION-water, other than sewage, that enters a sewer system through structural or mechanical defects in the system.

INSPECTION PORT-A pipe or pipes installed to look directly down into the Building Sewer to observe the flow from the building. The inspection port shall consist of a tee, a riser pipe with a minimum diameter of 6" and a tamper-resistant cap (male end). The riser shall be brought 6 inches above grade.

LIEN LETTER-A written letter from the Authority and/or its billing contractor concerning the status of outstanding sewage charges, that access to Peters Township Sanitary Authority facilities are not impeded, there are no prohibited connections to the sanitary sewer system and there are no outstanding Tap/Assessment Liens.

OCCUPANCY-The purpose for which a building or portion thereof is utilized or occupied.

PERSON-Any person, syndicate, association, partnership, firm, corporation, institution, agency, authority, or other entity recognized by law as the subject of rights and duties.

PROHIBITED CONNECTION-(Illegal Connection) The discharge of basement seepage or ground water or the connection of downspouts, roof drainage or surface areaway drainage into the sanitary sewer system. Refer to the Peters Township Ordinance No. 507 for a list of prohibited connections.

PROPERTY TRANSFER-The sale or the transfer of title of real estate from one owner to another.

PROPERTY TRANSFER DYE TEST (Dye Test)-A test performed by the Authority to determine if there are illegal or prohibited connections to the Sanitary Sewer. The test is required prior to the transfer of property.

PUBLIC SANITARY SEWAGE SYSTEM–Sometimes called “sewer system”. All collector sewers, trunk sewers, and interceptor sewers, force mains, pump stations, treatment works and other sewage collection, conveyance, and treatment facilities owned or leased by the Peters Township Sanitary Authority. It does not include building sewers, service connections, or storm sewers.

TEMPORARY DOCUMENT OF CERTIFICATION-A temporary statement of certification from the Authority issued pursuant to the terms of Peters Township Ordinance 507, Section 108.

USER–Any person, corporation, or institution which discharges, or permits the discharge of wastewater into the sewer system, either directly or indirectly.

VENT TRAP-A pipe or pipes installed to provide a flow of air to or from a drainage system or to provide a circulation of air within such system to protect trap seals from syphonage and backpressure.

WYE – A pipe joint that connects two pipes, forming the letter “Y”.

PROCEDURES

Procedure for Application for Document of Certification

Prior to the transfer of title to the real estate that is served or intends to be served by the Peters Township Sanitary Authority, whether by sale of owner, relocating entity, as a result of a foreclosure, or, in the event of a refinance, an application must be completed and a document of certification must be issued by the Peters Township Sanitary Authority. All fees must be paid in full at the time of application. Allow ten (10) days from the date of application and payment for processing. All application forms must be completed in their entirety as incomplete forms will delay processing.

Procedures for Application for Dye Test Inspection

Prior to a Property Transfer, an acceptable result from a dye test inspection is required. To request a dye test inspection, an Application for Dye Test Inspection must be submitted together with the appropriate fees to the Peters Township Sanitary Authority. Allow ten (10) days from the date of application and payment for testing. All application forms must be completed in their entirety as incomplete forms will delay testing. Dye Test results shall be valid for a period of one (1) year from the date of testing. Property Transfers occurring within one (1) year of an acceptable dye test do not require further testing.

Procedure for Dye Test Violation Correction

Should a prohibited connection be detected, the Authority requires that these prohibited connections be removed immediately upon written notification by the Authority. When a prohibited discharge is disconnected, it shall conform to applicable Township ordinances and Authority Rules and Regulations. Violations must be corrected prior to the issuance of a Document of Certification. It is the responsibility of the property owner to contact the Peters Township Public Works Department before connecting to any storm drains or discharging surface water to any public street. The Authority will not issue a Document of Certification until a re-inspection verifies that the prohibited connection has been removed. Should it be unreasonable to have this prohibited connection(s) removed before the scheduled closing date, the Authority will accept that funds based on an actual estimate for said work be held in escrow. Said escrow agreement shall be approved by the Authority.

Procedures for Performing Dye Test Inspection

Areas to be tested:

- Manholes-if present
- Downspouts & Roof leaders
- Foundation Drains
- All Area Drains - Stairwell, Driveway, Open Drains
- Vented House Trap

Begin with a visual observation of the property; locate any and all surface drains, roof leaders and any possible points of discharge for verification. Dye test vent trap, or connected fixture, to confirm sanitary point of discharge. Observations for dye will be made in the nearest manhole downstream of the building sewer, verify that you are viewing the correct manhole.

Manholes:

- Should the property contain a manhole, verify they are not buried and are free and clear.
- If buried less than four inches, clear of debris, excavate and raise to grade.
- If buried more than four inches, indicate on the form the physical description of the location, such as: planter, mulch bed, lawn...

Downspouts and Roof Leaders:

- ALL roof drain leaders that do not discharge directly onto the surface shall be tested by introducing dyed water into each conductor. The discharge must not enter the sanitary sewer either directly or indirectly.

Foundation Drains:

- Inspect the basement for sump pumps, inside foundation drains and obvious concrete work leading to the floor drains. If present, open drain and perform a visual inspection for prohibited connections and note same on form if found.
- Any and all sump pumps serving the residence shall be tested by filling the sump pit with dyed water and operating the pump. Verify dyed water does not enter the sanitary sewer main.
- The outside perimeter of the house shall be checked for the presence of prohibited foundation drain connections. This will require the injection of dyed water into the ground and allowing ample time for the said dye to permeate the ground and reach the discharge point. The dye shall be injected by means of a 3/4 to 1 inch pipe worked into the ground with water flowing to depth of approximately 2 to 3 feet (see attachment for diagram of apparatus). The points of injection will be determined by the lay of the land and position of the structure. A minimum of one injection point for each side of the dwelling will be required. One injection point will be as close to the vent trap as possible. If the ground is frozen and the test is not able to be performed, contact management.
- When an inspection port has been provided at the property line it may be used for the purpose of observing for dye. Under no circumstances will the use of the vent trap be permitted for observation of dye to determine a violation because prohibited connections may be downstream of the vent trap. Ample time must be allowed to elapse before making determination of pass or fail. It must recognize that dyed water may go into a drywell, an old septic tank leach field, water buffalo, storm sewer, or simply onto the ground. If dye is not located in the sanitary sewer main within a reasonable amount of time, typically 10 minutes depending on circumstances (extended building sewers or extremely dry conditions would require longer times), assume test location not to be a violation.

Area Drains:

- ALL surface or areaway drains, including but not limited to, stairwell, driveway drains and the like, shall be tested. Each shall be tested individually, and independently of each other by introducing dyed water into each.

Availability of Water:

- When no water is available at the property to conduct the test, the Authority will supply water required for testing. An additional fee shall apply and is due prior to the test.

Inspection Ports, Vents and Cleanouts:

- Locate vent trap and make note of height above ground level and ensure vent does not serve as an area drain.
- If inspection port installed, verify integrity: cap height, casting, ect.)
- Verify the clean out complies with Rules & Regulations as of the date of installation or rehabilitation. Locate all cleanouts shown on permit, verify they are not compromised and in compliance with the Rules and Regulations.

New Construction:

A Dye Test is not required if the following two criteria are met:

- the property has been connected to the sanitary sewer within the previous 12 month
- the Township building inspector has performed the final plumbing inspection within the previous 12 months

Other Tests:

- Running water observed in the building sewer, with no fixtures being used, will constitute a violation.
- When running water is observed in the tap, with no fixtures being used, the CCTV camera will be employed, if possible, to assist in determining the source of infiltration.
- Smoke testing may also be used to identify deficiencies on the property.

Guidelines for Performing a Dye Test Inspection

- **Appointment Time:** 1.) Inspection has been scheduled. Show up on time. 2.) Homeowner or homeowner's representative has a 15 minute grace period to show for a scheduled appointment. A fee will be charged to the homeowner if late. 3.) If homeowner does not show, radio office to confirm homeowner did not call and is running late.
- **Location of facilities:** A copy of the permit drawing for the service connection and a copy of the sewer line drawings for the area identifying the manhole to view will be provided.
- **Reports:** Results of the inspection will be entered on the Work Order for Dye Test and Inspection. The form will be completed in its entirety.
- **Violations:** Once a violation is encountered, the color of the dye solution must be changed before proceeding to avoid the possibility of a false positive result. Allow ample time and flow to flush the trap of existing dye. Violations will be noted on the Work Order for Dye Test and Inspection.
- **Violation Correction:** If a prohibited discharge is disconnected, it shall conform to applicable Township ordinances and Authority Rules and Regulations.
- **Completed Report:** A completed Report of Dye Test and Inspection shall be returned to the Authority office for processing upon completion of the test. The report shall be completed in its entirety, and notation made when test locations are non existent.
- **Results of test:** field personnel will not comment as to the findings or result of testing to the homeowner or homeowner's representative during or after the test. All results or comments will be provided in writing by management.

Procedures for Performing a Dye Test Violation Correction Inspection

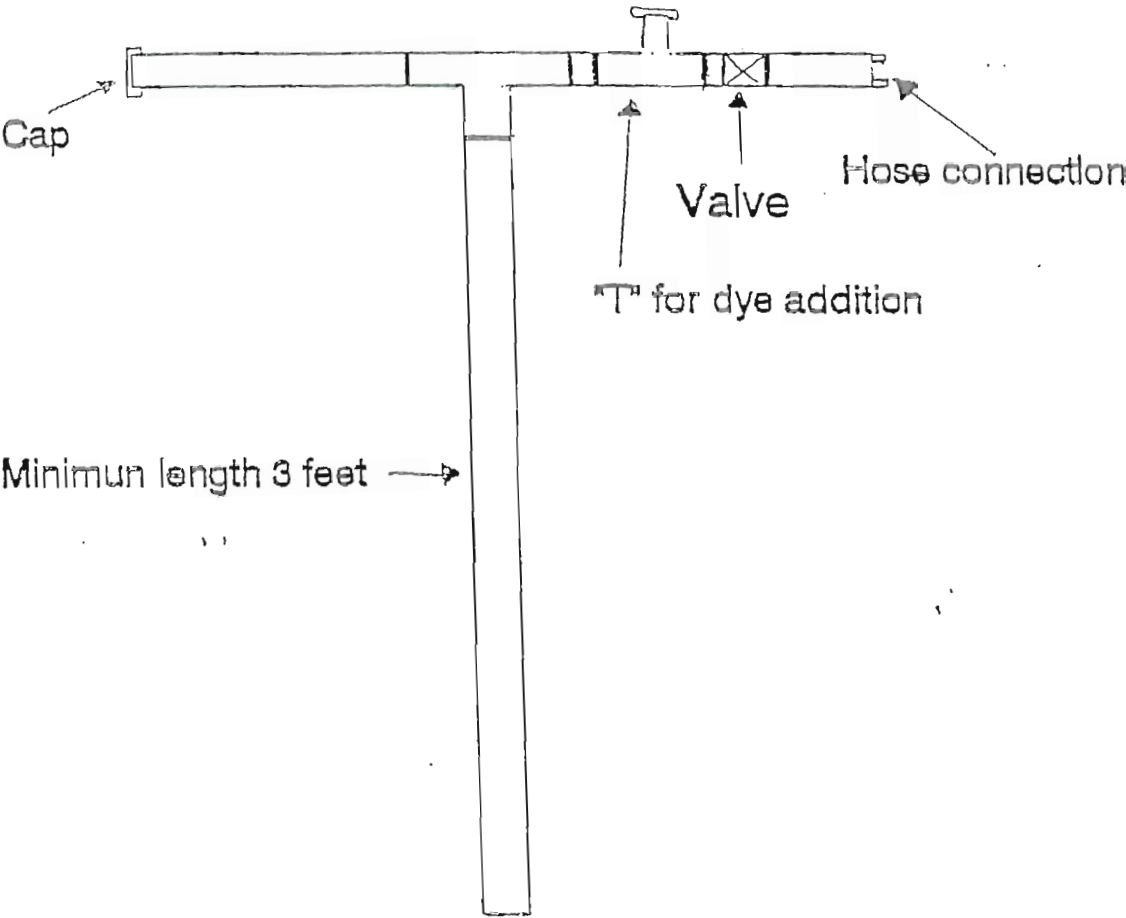
- Refer to original Work Order and locate the section noting the location and circumstances of violation(s) encountered.
- Inspect violations to determine proper corrective actions have been taken. Note on the Violation Correction Inspection form the corrections made to bring into compliance.
- List any violations that have not been corrected or corrected properly.
- The completed Violation Correction Inspection form shall be returned to the Authority office for processing upon completion of the test.

REFERENCES

1. International Plumbing Code, 1997
2. BOCA Building Code, 1996
3. ASTM D-3034, Standard Specification for Type PSM Poly (Vinyl Chloride) (PVC) Sewer Pipe and Fittings
4. ASTM D-2321, Standard Practice for Underground Installation of Thermoplastic Pipe for Sewers and Other Gravity-Flow Applications.
5. ASTM D-1785, Specification for Poly (Vinyl Chloride) (PVC) Plastic Pipe Schedules 40, 80, and 120.
6. Peters Township Ordinance No. 507
7. Act 57 of 2003

Peters Township Sanitary Authority

Foundation Drain Testing Apparatus



To be constructed of 3/4 or 1 inch rigid steel pipe