



SAUSALITO-MARIN CITY SANITARY DISTRICT

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January 2021

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SUBJECT: PRIVATE SEWER LATERAL INSPECTION REQUIREMENTS

The Sausalito-Marín City Sanitary District (SMCSD or District) requires that all private sewer laterals maintain compliance with District standards in order to reduce infiltration of ground water into the public sewer system and to prevent line blockages which can result in sewer backing up into homes or buildings. Repair or replacement of faulty private sewer laterals helps to reduce the costs associated with pumping and treating large volumes of storm water during the winter season. All unincorporated locations within the District's service territory, including Marin City, CA, are required to inspect their private sewer lateral/s, and to make repairs if necessary, as outlined below:

When to Inspect: All single-family residence must perform inspections upon home sales or remodels of \$50,000 or more, regardless of the nature of the remodel. Multi-unit structures which are served by a single or shared lateral, such as a condominium or other common interest development, as well as commercial properties, require inspection on a periodic basis. All private laterals serving multi-unit structures or commercial properties which have not been inspected or replaced within the last 10 years will require an inspection by June 30, 2021. Use the following criteria to determine which category your lateral falls into:

Single Family Residence with Dedicated Laterals: These include all homes with a single lateral serving each dwelling. This includes duplexes which typically have 2 sewer laterals, one for each residence. This category can also be used for multi-unit structures which have individual laterals for each unit. For all homes with a dedicated lateral, inspections are required for home sales or remodels in excess of \$50,000 (regardless of the nature of the remodel).

Commercial Businesses and Multi-Unit Structures with Combined Laterals: Combined laterals are typical for apartment buildings and condos. An example of combined laterals would be a building with 8 dwellings but only 2 sewer laterals. Since the owner of one condo does not own the lateral serving it, inspections must be time based rather than triggered by home sales or remodels. All commercial buildings also require sewer lateral inspections based on time.

How to Inspect: In order to determine if your private sewer lateral is in compliance with District standards an inspection must be performed by a certified plumber and utilize "Forward Lateral" inspection software for documenting and reporting. See <https://www.goforwardlateral.com/> Plumbers must use a CCTV camera to inspect laterals internally from the cleanout located near the property foundation to the point of connection to the District's collection system. All inspections must be recorded in Forward Lateral and reviewed by the District. The District follows inspection guidelines established by the National Association of Sewer Service Companies (NASSCO) in order to maintain consistency and ensure compliance with industry standards. Reports provide by plumbers are for information only. Inspection videos must be clear,

must show the property and address, and must be performed at a rate of no more than 2 feet per second at a steady rate. Poor quality videos which do not allow for proper inspection will be rejected.

Cost of Inspection: The District encourages owners to obtain multiple cost estimates from plumbers prior to scheduling an inspection to ensure inspection costs are competitive and reasonable. The use of "Forward Lateral" will be paid by the plumber and included in your lateral inspection cost. Once completed, the District will review the inspection and determine if any corrective work is required. A formal letter will follow indicating the condition of your lateral and whether or not repairs or replacement is required.

The District's inspection fee is \$150 and includes the issuance of a Compliance Certificate. If repairs are required, a final inspection will be performed at no additional cost. A breakdown of fees is as follows:

Plumber's CCTV inspection services:

Based on competitive Plumber rates. Typical inspection costs are \$250 to \$450 depending on access conditions and the length of the lateral.

Forward Lateral Recording and Reporting Software:

\$30 per Inspection (May be included with Plumber's fee.)

District review and issuance of Compliance Certificate:

\$150 per Lateral (Follow up inspections are provided at no additional cost.)

Making Repairs & Compliance Certificates: All sewer lateral work must be performed in accordance with District standards, available from our website at www.smcsd.net "Customer Information/New Connections – Permits - Standards & Specifications." Please contact me once work has been scheduled. Once your lateral/s have been repaired or replaced, but prior to backfilling any excavations, the District must be contacted for a visual on-site inspection. Failure to do so may result in additional work required to ensure District Standards are achieved. The fee for inspection is \$150 per lateral. Upon passing inspection, the District will issue a Compliance Certificate to the property owner. This certificate will be valid for 20 years for a completely replaced lateral or 7 years for a repaired lateral. In the event your lateral is already in compliance and does not require repair or replacement, you will receive a 7 year compliance certificate. During the compliance period, lateral inspections will not be required for the triggers listed above.

Grant program: The District is currently offering lateral grants to help assist property owners with the repair or replacement of private sewer laterals. Grants reimburse owners 50% of the repair or replacement costs, up to a maximum reimbursement of \$2,000. In addition, the cost for performing video inspections by a certified plumber are reimbursed for up to \$400. District inspection fees, which normally cost \$150, are also waived for approved grant applicants. Note that grant applications are valid for each lateral repaired or replaced. In other words, if an HOA repairs 4 laterals, they can apply for 4 grants. Lateral grant applications can be downloaded from the District's website: www.smcsd.net

Please feel free to contact our office at 415-332-0244 with any questions.

Thank you for helping the District to protect the environment, public health and the bay,



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