



CITY OF MT. PLEASANT

POLICY TO REPLACE REAR-YARD SANITARY SEWERS AND SEWER LEADS SERVING MULTIPLE BUILDINGS

The City of Mount Pleasant's Department of Public Works (the "DPW") is phasing out the use of rear-yard sanitary sewers and sewer leads serving multiple buildings. This policy: (1) outlines the situations in which property owners are required to disconnect from rear-yard sewers or disconnect leads serving multiple buildings; and (2) establishes cost-assistance programs to reimburse property owners for a portion of the cost of transitioning to a new sewer connection.

1. Rear-Yard Sanitary Sewers

- A. Transition to Street Sewers. Various properties in the City are served by public rear-yard sewers, which are difficult for the City to maintain. The City's Department of Public Works is in the process of constructing public sewers in public rights-of-way ("street sewers") throughout the City, so that rear-yard sewer users can eventually be transitioned to street sewers at its discretion.
- B. Abandonment. After a street sewer is constructed in a given area, the City may abandon the rear-yard sewer serving that area. Upon determining to abandon a rear-yard sewer, the DPW shall send a written notice to each affected property owner requiring the owner to disconnect from the rear-yard sewer and install and connect a new lead to the street sewer, in accordance with Section 51.004(A) of the City Code. A property owner who is required to disconnect from the rear-yard sewer as a result of abandonment (as opposed to lead failure) may seek reimbursement from the City for 90% of the cost to install a new lead and connect to the street sewer in accordance with Section 3 of this policy up to a maximum of \$6,000.
- C. Lead Failure. When the lead to a rear-yard sewer fails in a manner such that the estimated cost of repair or replacement exceeds \$500, as determined by the DPW Director, the DPW may, by written notice, require the property owner to disconnect from the rear-yard sewer and install and connect a new lead to the street sewer, in accordance with Section 51.004(B) of the City Code. A property owner that is required to disconnect from the rear-yard sewer due to lead failure is entitled to seek reimbursement from the City for 90% of the cost to install a new lead and connect to the street sewer, up to a maximum of \$2,500, in accordance with Section 3 of this policy.

2. Leads Serving Multiple Buildings

- A. Elimination of Leads Serving Multiple Buildings. Various properties in the City are connected to sanitary sewer leads that serve more than one building. Except for in limited circumstances described in Section 51.040 of the City Code, these multi-building connections are unauthorized, and the City desires to eliminate them as they are identified.
- B. Procedure. After an unauthorized lead serving multiple buildings is identified, the DPW may issue a written notice requiring the owners of the affected properties to take corrective measures such

that there is a single lead serving each building. The notice shall prescribe the corrective measures that DPW Director considers most appropriate given the circumstances. In situations where one property ("Property A") has a lead running directly from the building to the street sewer, and where leads from other properties tap into that lead, the lead running from Property A directly to the street sewer will be permitted to remain. In situations where no lead runs directly from any property to a street sewer, the DPW Director may require that all the existing leads be abandoned, and that each property owner install a lead running directly from the property to the street sewer. A property owner may seek reimbursement from the City for 90% of costs incurred (up to a maximum of \$2,500) to abandon a sewer lead that serves multiple buildings and to install and connect a new lead that serves a single building, in accordance with Section 3 of this policy. The DPW Director may offer additional reimbursement up to a total of 90% of costs incurred to any property owner who, upon request of the DPW Director, grants an easement allowing a neighboring property owner to install a sewer lead across the property.

3. Reimbursement Requirements

In order to qualify for reimbursement under this policy, a property owner must:

- A. Comply with all applicable provisions of Chapter 51 of the City Code relating to installation and connection of sewer leads, including but not limited to Sections 51.040 through 51.045.
- B. Before commencing work, submit and obtain approval from the Engineering Department for plans showing the location of taps and routing of sewer leads, and obtain a permit. Except under special circumstances approved by the City Engineering Department, new leads must tie into the sewer main rather than a sewer manhole.
- C. If a new lead will cross private property other than the property that is the site of the building being served, provide a signed and recorded easement to the DPW in a form reasonably acceptable to the DPW Director.
- D. Before commencing work, submit the written cost estimate to the DPW Director for approval
- E. After completing work, submit to the DPW paid invoices and/or other documentation of costs incurred as reasonably required by the DPW Director.

4. Miscellaneous

- A. No sewer capacity fee will be assessed upon connection to a street sewer if the subject property had its own water meter prior to the installation of the new sewer lead.