

3.16 Property Owner Sewer Repair Notices

Defective Private Property Sanitary Sewer Laterals (Private Laterals), which extend from private buildings and facilities to the public sanitary sewer system, and private lateral cleanouts, which provide access to said laterals for maintenance, are major contributors of storm water to the public sanitary sewer system during rain events. Storm water is detrimental to the public sanitary sewer system in the following ways: 1) it causes wet weather sanitary sewer overflows (SSOs); 2) it causes sewer backups into buildings; 3) it decreases system capacity for transporting and treating wastewater; 4) it decreases capacity for connecting new customers; and 5) it requires costly upgrades to wastewater collection and treatment systems.

Consequently, property owners are required to maintain their laterals in a state of good repair so that defects do not allow storm water to inflow and infiltrate (I/I) into the public sanitary sewer system. Customers of MAWSS agree to prevent their plumbing from being I/I sources as a condition of continued service by MAWSS.

The Board performs inspections and testing in parts of the sewer collection system where excessive inflow and/or infiltration have been measured. The work is performed to identify whether storm water or groundwater can enter the sanitary sewer system through defects in the Board's sewer mains and laterals or through the sewer services on private property or both. This policy prompts property owners to repair and properly maintain private laterals and clean-outs, as well as remove any other sources of I/I, such as roof downspouts connected to the sanitary sewer system and unauthorized surface drains.

If inspection or testing (via industry accepted measures) indicates that a sewer service on private property is defective, the property owner and tenant (if applicable) will be notified by certified letter. The property owner will be given 180 days to have the private property sewer defects located and repaired by a licensed plumber and to notify MAWSS of the repairs. For verification purposes only, the property owner shall send a copy of the plumber's bill to MAWSS with a statement that the repairs have been made. MAWSS will not pay the plumbing bill. The Board's forces may, at its option, re-test the line to verify that all defects have been repaired.

If the property owner is also the resident and fails to notify MAWSS within 180 days that the repairs have been made, the "Unauthorized Storm-Water/Rainfall, Other Drainage Into Sewage System Charge" shown in the Fee Schedule will be added to the water bill. If the repairs are not made within the 3-month period following the initial charge, the monthly charge will double for a period of 3 months. If the repairs are not made within this final 3-month period, water and/or sewer service will be discontinued at the address in question. The charges discussed herein are considered a part of the water and/or sewer bill. A failure to pay these charges will result in a delinquent account and action will be taken by the Board's forces as discussed in the "Delinquent Account" section, Section 4.10.

If the property owner is leasing the property, which needs lateral repairs, and fails to notify MAWSS within 180 days that the repairs have been made, the "Unauthorized Stormwater/Rainfall, Other Drainage Inflow Into Sewage System Charge" shown in the Fee Schedule will be billed to the property owner. If the repairs are not made within the 3-month period following the initial charge, the monthly charge will double and continue to accrue until the lateral is repaired or the tenant vacates the property. If the tenant vacates the property, water and/or sewer service to the property will be discontinued until accrued penalties are paid and lateral repairs are made by the property owner.

If MAWSS should determine that repairs have not been made to the lateral as indicated by the property owner, then the property owner will be notified that the storm-water/rainfall inflow charge will be billed to the property owner in the next billing cycle and the sequence of fees and potential loss of service will occur as described above.

Private Lateral Cleanouts

If inspection or testing (via industry accepted measures) indicates that a private lateral cleanout is defective, the property owner and/or tenant will be notified by certified letter. The property owner will be given 30 days to have the cleanout repaired and notify MAWSS of the repairs. The Board's forces may re-test the line to verify that all defects have been properly repaired.

If the property owner is also the resident and fails to notify MAWSS within 30 days that the repairs have been made, the "Unauthorized Storm-water/Rainfall, Other Drainage Inflow Into Sewage System Charge" shown in the Fee Schedule will automatically be added to the water bill. If the repairs are not made within a 3-month period following the initial charge, water and/or sewer service will be subject to termination at the address in question. The charges discussed herein are considered a part of the water and/or sewer bill. A failure to pay these charges will result in a delinquent account and action will be taken by the Board's forces as discussed in the "Delinquent Account" section, Section 4.10.

If the property owner is leasing the property which has a private lateral cleanout needing repairs, and fails to notify MAWSS within 30 days that the repairs have been made, the "Unauthorized Storm-water/Rainfall, Other Drainage Inflow Into Sewage System Charge" shown in the Fee Schedule will be billed to the property owner. If the repairs are not made within the 3-month period following the initial charge, the monthly charge will double and continue to accrue until the cleanout is repaired or the tenant vacates the property. If the tenant vacates the property, water and/or sewer service to the property will be discontinued until accrued penalties are paid and cleanout repairs are made by the property owner.

If MAWSS should determine that repairs have not been made to the lateral as indicated by the property owner, then the property owner will be notified that the storm-water/rainfall inflow charge will be billed to the property owner in the next billing cycle and the sequence of fees and potential loss of service will occur as described above.

Other Sources of I/I

Any other private property sources of I/I, such as, but not limited to, roof downspouts and unauthorized surface drains, will be addressed in accordance with either the Private Laterals or Private Lateral Cleanouts provisions above. The approach used will depend on the cost and complexity of removing the I/I source.

Leased or Rented Property – Notification of Owner by Tenant

Where a property is leased, MAWSS will make an effort to contact both the property owner and tenant. There are times when the property owner is difficult to locate; therefore, the tenant shall also be required to contact the property owner and notify him/her of the needed repairs to remove I/I sources from the premises.