



Public Utilities

879 Morro Street, San Luis Obispo, CA 93401-2710
805.781.7215
slocity.org

Poor

Failed

Thank you for your submission, everything has been reviewed and accepted. Please keep this document for your records. The lateral in question is marked as the above condition due to it not meeting the current municipal code requirements pursuant to 13.08.395 Private sewer laterals/systems.

Poor Condition: If the lateral in question is marked as Poor, it is in working order with major defects and does not meet the current municipal code requirements pursuant to 13.08.395 Section B ownership, maintenance, and repair.

Failed Condition: If the lateral in question is marked Failed, it is in non-working order with major defects and does not meet the current municipal code requirements pursuant to 13.08.395 Section B ownership, maintenance, and repair.

Below are our reviewer's observations to make the lateral in question the way it is marked.

Please be aware that the city does not require repair or replacement of the sewer lateral during the sale of a property. We strongly advise the buyer to review section C. of Municipal Code 13.08.395 to better understand any potential future repair or replacement requirements. This email includes Municipal Code 13.08.395, a Backwater Device information flyer, and an application form for a rebate applicable. Please review the attached forms to better understand if your property has the need for the installation of a Backwater Device or qualifies for the Lateral Rebate Program.

If you have questions on the above rankings, please contact Wastewater Collection Supervisor Ryan Beech by e-mail: Rbeech@slocity.org



Attention Property Owner

Protect your home from costly sewer damage



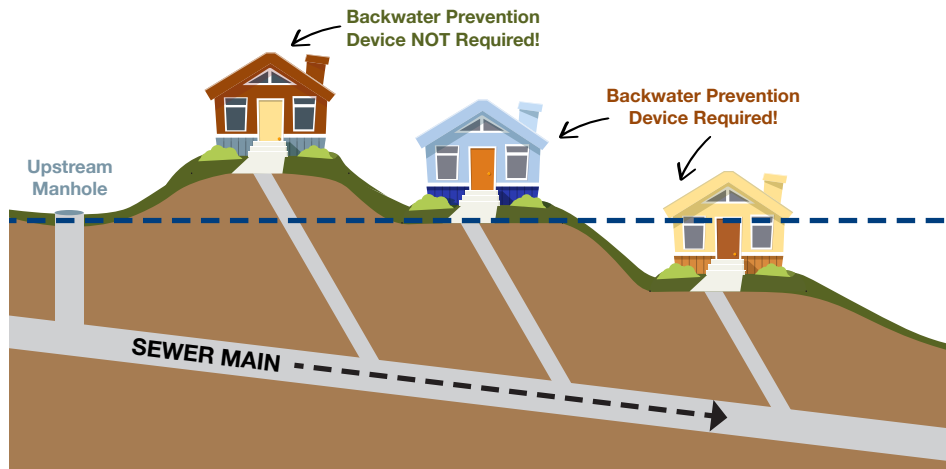
Sewer backups are not only unpleasant and inconvenient, but can also result in costly damage.

A backwater valve may prevent a sewer backup from occurring on your property. A backwater valve is a device, installed on your private sewer lateral that prevents outbound wastewater from re-entering your home or business.

*Per City Municipal Code 13.08.390, properties that have plumbing fixtures located below the elevation of the closest upstream manhole cover are **required** to install and maintain an approved backwater valve.*

Am I at risk?

If your home or business is **BELOW** the manhole, a backwater valve is **REQUIRED**.



How does the City combat blockages?

Sewer main blockages happen infrequently and are typically caused by roots, grease, wipes, and other items that can block flows.

The City has a comprehensive maintenance program of scheduled cleaning, repair, inspection, and sewer main replacement to minimize blockages. While the City works hard to eliminate blockages, they do happen and can create a sewer backup into your property. A backwater valve can protect your property.

Unsure if you need a backwater valve?

Contact a licensed plumber.

Property owners are responsible for the installation and maintenance of backwater valves. Backwater valves must meet the requirements of Section 710.1 of the California Plumbing Code. If you think you might need a backwater valve, or if you have questions about locating or checking the device, the City encourages you to contact a licensed plumber. They can evaluate your situation and, if necessary, install a backwater valve. A licensed plumber can also obtain the necessary plumbing permit through the City.



Source: City of SLO 2019 SSMP

If you are not the property owner and want to protect against potential uninsurable damage to your personal property, share these maintenance and preventive tips with your landlord, property manager, or the property owner.

For sewer emergencies please call the Utilities Department at 805-781-7215.

13.08.395 Private sewer laterals.

A. *Purpose.* Inflow and infiltration (I/I) is a serious problem for the city in that during wet weather events, a significant amount of water is introduced into the city's wastewater collection system from breaches in the public and private sewer pipeline system. Studies have shown that private sewer laterals are a significant source of I/I for the city. The city has determined that it is in the interest of the public's health, safety, and welfare to address I/I contributed by private sewer laterals and, as such, it is a city priority to require the inspection of private sewer laterals.

B. *Ownership, Maintenance, and Repair.*

1. The entire lateral, from the building connection up to and including the "wye" connection or other tie-in to the city-owned sewer main, shall fall within the owner's responsibility for installation, maintenance, repair, and replacement.
2. Each property owner shall be responsible for maintenance and repair of their private sewer lateral in compliance with this section in a safe and sanitary condition, including:
 - a. Private sewer laterals shall be free of displaced joints, breaks, offsets, structural defects, damage, open joints, missing portions of pipe, root intrusion, cracks, leaks, sediment deposits or any other similar conditions, defects or obstructions likely to cause or contribute to blockage of the private sewer lateral or the public sewer.
 - b. Private sewer laterals shall be equipped with cleanouts.
 - c. Private sewer laterals shall not be constructed, either in whole or in part, of "Orangeburg pipe."
 - d. As described in Section [13.08.030\(A\)](#), it is unlawful for any individual to connect the following to a private sewer lateral: storm drains, roof drains, yard drains, surface or subsurface drainage, groundwater, or other non-sewage pipes or drains.
3. If a property owner fails to maintain the abovementioned wastewater facilities in a safe and sanitary condition, the director may order and require termination of water service to the parcel and all structures connected to the sewer outlet subject to these conditions. The water service shall not be reinstated until the maintenance or installation of appropriate wastewater disposal facilities has been approved by the director.

C. *Inspection of Existing Private Sewer Laterals.*

1. Except as set forth in subsection [\(C\)\(2\)](#) of this section, after January 1, 2020, all private sewer laterals connected to the city's sewer system shall be inspected per subsection [F](#) of this section at the property owner's sole expense, when any of the following events occur:
 - a. Whenever the city has issued a notice of violation following a sanitary sewer overflow event from a property's private sewer lateral.

- b. Upon submittal of a building permit for the addition of a bedroom, bathroom, or kitchen in a residential structure or the addition of nonresidential space or an additional plumbing fixture unit in nonresidential structures.
 - c. A change of the use of the structure from: (i) residential to nonresidential use; (ii) to a nonresidential use that will result in a higher flow than the previous nonresidential use; or (iii) to a nonresidential use where the structure served has been vacant or unoccupied for more than three years.
 - d. Increase in size of the domestic water meter serving the property or adding a new domestic water meter.
 - e. Whenever property located in the city and containing one or more structures which are served by a private sewer lateral or laterals is subdivided. The inspection shall occur prior to recordation of the final map.
 - f. Within thirty days of notification by the city that “smoke testing” or closed-circuit television (CCTV) sewer main inspection indicates the presence of inflow or infiltration from private property that impacts the operation of the public wastewater collection system.
 - g. Upon any change in ownership of real property within the city, which shall be implemented as follows:
 - i. “Change in ownership” shall have the meaning set forth in Revenue and Taxation Code Sections [60](#) and [61](#). A change in ownership shall not include those transactions as set forth in Revenue and Taxation Code Section [62](#).
 - ii. Before close of escrow for any change in ownership of real property within the city, the seller(s) of such property shall disclose to the buyer(s) the results of the private sewer lateral inspection as set forth in subsection [F](#) of this section.
 - h. For events identified in subsections [\(C\)\(1\)\(a\)](#) through [\(C\)\(1\)\(f\)](#) of this section, repair or replacement shall be made pursuant to subsection [G](#) of this section.
2. *Exceptions.* An inspection required pursuant to subsection [\(C\)\(1\)](#) of this section shall not be required in the following circumstances:
- a. *New Construction or Prior Replacement of Lateral.* If the owner(s) (or the owner’s predecessor-in-interest) has originally installed or has replaced the private sewer lateral within the twenty years prior to the date the inspection would otherwise be required.
 - b. *Prior Inspection of a Lateral.* If the owner(s) (or the owner’s predecessor-in-interest) has completed an inspection of the sewer lateral in accordance with the inspection requirements of subsection [F](#) of this section within the past five years.
 - c. The private sewer lateral is located within a common interest development which is regulated under subsection [D](#) of this section and serves more than two separate units or properties within the common interest development.

The owner shall bear the burden of proving that the inspection requirements of subsection [\(C\)\(1\)](#) of this section do not apply. The owner shall provide proof of any prior replacement, inspection or repair of a private sewer lateral in the form of a validly issued permit or other documentation that ensures such prior replacement, repair or inspection of a private sewer lateral occurred pursuant to the exceptions above. The form and content of the document or proof must be deemed sufficient by the city's utilities director.

D. *Private Sewer Laterals within Common Interest Developments.*

1. For purposes of this section, the term "common interest development" shall include any community apartment project, condominium project, planned development, or stock cooperative.
2. Private sewer laterals located within a common interest development shall be inspected pursuant to the requirements of subsection [F](#) of this section as follows:
 - a. By January 1, 2030, and once every twenty years thereafter.
 - b. Whenever the city has issued a notice of violation following a sanitary sewer overflow event from a common interest development's private sewer lateral.
 - c. Increase in size of the water meter serving the common interest development.
3. *Exceptions.* An inspection required pursuant to subsection [\(D\)\(1\)](#) of this section shall not be required in the following circumstances:
 - a. *Prior Replacement of Lateral.* If the private sewer lateral serving the common interest development in its entirety was installed or replaced within the twenty years prior to the date the inspection would otherwise be required.
 - b. *Prior Inspection or Repair of a Lateral.* If the private sewer lateral serving the common interest development in its entirety was inspected in accordance with the inspection requirements of subsection [F](#) of this section within the five years prior to the date the inspection would otherwise be required.

E. *Inspection of Shared Private Sewer Laterals.* Each property owner served by a shared private sewer lateral shall be responsible for compliance with subsection [B](#) of this section and shall be subject to the inspection requirements identified in subsection [C](#) of this section. For purposes of this subsection E, a "shared private sewer lateral" shall mean laterals serving more than one property that are not part of a common interest development.

F. *Inspection Requirements.*

1. Property owners must submit documentation of the sewer lateral inspection to the city prior to the close of escrow. Testing may be accomplished by either a water ex-filtration test, an air test, or closed-circuit video recording observation. Installation of cleanouts and removal of existing P-traps may be necessary to accomplish the video inspection. If a closed-circuit video recording observation is selected as the method of inspection, then the video shall meet the following requirements:
 - a. Shall be in digital format.

- b. Shall be in color (black and white or otherwise unclear video will not be accepted).
 - c. Shall show the address of the lateral.
 - d. Shall show the date the video was taken.
 - e. Shall inspect the entire lateral from the house connection to the city-owned sewer main.
 - f. Shall have a running foot or time marker clearly visible on the screen.
 - g. Where joints are present, shall briefly stop the camera at each to clearly indicate their integrity.
 - h. Shall have the telephone number for the point of contact for the company providing the inspection.
 - i. A map shall be provided with the video inspection to clearly show the lateral location including the cleanout or access point at the house connection used to insert the camera into the lateral and the wye connection to the city-owned sewer main.
2. The lateral inspection and lateral inspection report shall be prepared and signed by a licensed plumber or contractor with a current state license who shall declare that the report is true and correct. At a minimum, the inspection report shall include the information in Exhibit A:

EXHIBIT A: PRIVATE SEWER LATERAL INSPECTION REPORT	
Property Address (or Addresses): _____	
Inspection Date: _____	Inspection Method: _____
Company Name/Point of Contact: _____	
Phone Number/Email Address: _____	
Lateral Length (in feet): _____	Lateral Material: _____
Installation date (if known): _____	Lateral Age: _____
Describe deficiencies (if any): _____	
Plumber/Contractor Signature: _____	
License # of Plumber/Contractor: _____	
Property Owner Signature: _____	
Property Owner interest in participating in city Wastewater Flow Offset Program: *	YES NO
<i>* If Property Owner indicates "Yes", city would include address on eligibility list for Wastewater Flow Offset Mitigation requirement.</i>	

3. A licensed plumber or contractor who prepares a false lateral inspection report shall be subject to punishment under Article XII of this chapter in addition to any other legal remedies or punishment provided by law.

4. *Verification.* The city reserves the right to verify the sewer lateral inspection results prior to being accepted.

G. *Sewer Lateral Repair or Replacement Requirements.* Upon receipt of the private sewer lateral inspection report pursuant to this chapter, within seven business days, the city shall review the private sewer lateral inspection and lateral inspection report to verify the plumber/contractor findings and provide the owner with a determination on whether the lateral meets the criteria described in subsection [B](#) of this section. If the private sewer lateral is not in compliance with subsection [B](#) of this section, then it shall be repaired or replaced to conform to such standards.

H. *Punishment for Violation of this Chapter.* Failure to comply with the requirements of this article shall be punishable pursuant to the remedies identified in Article XII of this chapter. No building permits or other discretionary approvals shall be issued for a property with a private sewer lateral that is determined to be not in compliance with subsection [B](#) of this section until the private sewer lateral is brought into compliance with city standards.

I. *Rebate Programs.* The city may establish by resolution one or more programs to assist owners with the replacement of private sewer laterals.

J. *Fees.* The city council may from time to time establish, by resolution, fees for issuing permits, reviewing inspection reports and other activities of the city performed pursuant to this chapter. (Ord. 1665 § 3 (part), 2019)

The San Luis Obispo Municipal Code is current through Ordinance 1667, passed September 17, 2019.

Disclaimer: The City Clerk's Office has the official version of the San Luis Obispo Municipal Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

[City Website: www.slocity.org](http://www.slocity.org)

City Telephone: (805) 781-7100

[Code Publishing Company](#)



Public Utilities

879 Morro Street, San Luis Obispo, CA 93401-2710
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Private Sewer Lateral Program Rebate Application

(Please Print)

Please read all of the information about this program on the back page, including rebate eligibility requirements and procedure. If you have questions regarding the City's Private Sewer Lateral Program, please call the Utilities Department at (805) 781-7215 or email at lateralrebates@slocity.org.

1. General Information

City Permit Number: Total Lateral Replacement Cost: \$

Property Owner's Name:

Phone: Assessor's Parcel Number (APN):

Address: Pipe Type (circle one): HDPE ABS PVC

Contractor Name: Phone:

Construction Method (trenchless, open trench, etc.)

Improvement / Rebate (check one):

Full Private Sewer Lateral Replacement \$2,000 Rebate*

Full Private Sewer Lateral Replacement in Capacity Constrained Area \$3,000 Rebate*

* Notes: Lateral replacement must include new connection to City main. Reusing an existing connection or partial lateral replacement will not qualify for a rebate. Rebate amount will not exceed 50 percent of total lateral replacement cost; copies of receipts must be provided with application to verify total replacement cost. Capacity constrained areas are shown on page 2.

2. Property Owner Information and Signature

Fill out the name and address for whom you would like the rebate check made out and the address to be mailed to (does not have to match the service address above):

Name (to be shown on rebate check):

Address:

City: State: Zip:

Phone: () Email:

I have read, understand, and agree to the terms and conditions as stated on this page and on page 2 of this application.

Property Owner Signature: Date:

Return completed application to: City of San Luis Obispo Utilities Department

(attn. Sewer Lateral Rebate)

879 Morro Street

San Luis Obispo, CA 93401

Or email application to: lateralrebates@slocity.org

OFFICIAL USE ONLY:

Received via: Hand-deliver Mail Email Received by: Date:

Verification by: Date:

Application: Approved Denied

Rebate Approved by: Date: Rebate Amount:

Comments:

Private Sewer Lateral Program

Rebate Information

About this Program

This rebate program was created to provide financial assistance to property owners of single-family residences replacing their private sewer laterals. Rebates will be available to eligible property owners for as long as the program is funded.

Rebate Eligibility Requirements (per Resolution #)

To be eligible for the City's Private Sewer Lateral Rebate:

- The property must be located within and permitted/inspected by the City of San Luis Obispo.
- The work must consist of full replacement of an existing private sewer lateral serving a single-family residence including the connection to the City's sewer main.
- The permit for the work for \$2,000 and \$3,000 rebates must have been completed on or after August 21, 2019.
- All applications are subject to approval by Utilities Department officials.
- Only one private sewer lateral rebate will be provided over the lifetime of the property.
- The sewer lateral is not being replaced under an offset or other permit requirement.

Procedure

1. Applications are available at the Utilities Department Administration Office at 879 Morro Street or online at: www.slocity.org/government/department-directory/utilities-department.
2. Applications must be filled out completely by the property owner. Applications can be hand delivered or mailed to the City of San Luis Obispo Utilities Department (attn. Sewer Lateral Rebate) 879 Morro Street, San Luis Obispo, CA 93401 or emailed to lateralrebates@slocity.org.
3. Copies of receipts must be provided with application to verify total replacement cost. Rebate amount will not exceed 50 percent of total lateral replacement cost.
4. Utilities Department staff will review the application and verify through the City's permit database that the application accurately describes the work performed.
5. Once approved, the rebate request will be processed and a check will be mailed to the property owner as listed on the application. Please allow up to four weeks for the rebate to be issued.

Capacity Constrained Areas

Areas of the City's wastewater collection system that are capacity constrained during wet weather (rain) events due to inflow and infiltration from a private sewer laterals are shown in the blue on the city map at the right.

For more information on whether your property is within capacity constrained area, please call the Utilities Department at (805)781-7215 or please email us at lateralrebates@slocity.org.

