

RODEO SANITARY DISTRICT
800 San Pablo Ave
Rodeo, California 94572
Telephone (510) 799-2970 or Fax (510) 799-5403

BUILDING SEWER REPLACEMENT GRANT PROGRAM GUIDELINES

This Building Sewer Replacement Grant Program ("BSRGP") is offered to eligible owners of property located within the boundaries of the Rodeo Sanitary District ("RSD") to help defray up to \$1,500 of the cost of completely replacing qualified defective building sewers or sewer laterals. The available monies for this program will be \$30,000 for each fiscal year. The RSD reserves the right to suspend or terminate this program at any time for any reason, and will suspend or terminate the program if funds become limited.

DEFINITIONS

As used in this BSRGP, the following words and phrases shall have the following definitions:

A. **"Air Testing" or "Air Tested"** shall mean and refer to a method whereby a Public Sewer Main or a Building Sewer or Sewer Lateral is pressurized with air for the purpose of detecting leaks or defects in the pipe being tested. An Air Tested Public Sewer Main, Building Sewer or Sewer Lateral will be deemed defective for purposes of this BSRGP if it does not hold 3.5 pounds per square inch of air pressure (psi-air) for at least 2 minutes with at least 2.5 psi-air remaining at the end of test. The RSD will determine, in its sole discretion, whether an Air Tested Public Sewer Main, Building Sewer or Sewer Lateral is defective for purposes of obtaining a Grant under this BSRGP.

B. **"Application"** shall mean and refer to a form and process that an Eligible Property Owner must complete and follow before replacing a Defective Building Sewer or Defective Sewer Lateral in order to qualify for a Grant under the BSRGP. All Applications will be prioritized by the RSD and reviewed for approval.

C. **"Backwater Overflow Prevention Device"** includes, but is not limited to, backwater overflow devices and backwater check valves, pressure relief devices and shutoff systems, and any other devices the RSD may approve for the purpose of preventing or minimizing the possibility that raw sewage will back up into any structure or for any similar purpose.

D. **"Building Drain"** shall mean and refer to that part of the lowest piping of a drainage system which receives the discharge from soil, waste and other drainage pipes inside the walls of the building or structure and conveys it to the building sewer beginning two (2) feet outside the Building Wall.

E. **"Building Sewer" or "Sewer Lateral"** shall mean and refer to that part of the generally horizontal piping of a drainage system which extends from the end of the Building Drain and which receives the discharge of the Building Drain and conveys it to a public sewer, private sewer, individual sewage disposal system or other point of disposal. The Building Sewer or Sewer Lateral begins at the wye or point of connection with the public sewer, private sewer,

individual sewage disposal system or other point of disposal and terminates at the point of connection to the Building Drain two feet outside the building wall.

F. **"Building Wall"** shall mean and refer to a component part of a structure built, erected, framed and designed for the housing, shelter, enclosure or support of persons, animals, or property of any kind.

G. **"Closed Circuit TV Inspection"** shall mean and refer to a process whereby a camera is placed into, run through and electronically records the inside of a Building Sewer, Sewer Lateral or Public Sewer Main for the purpose of detecting leaks or other obvious defects.

H. **"Defective Building Sewer" or "Defective Sewer Lateral"** shall mean and refer to any Building Sewer or Sewer Lateral that displays obvious leaks or defects upon the completion of Closed Circuit TV Inspection or that is deemed by the RSD, in its discretion, to be defective upon completion of Air Testing.

I. **"Eligible Cost"** shall mean and refer to up to \$1,500 maximum for replacing the entire lateral.

J. **"Eligible Property Owner"** shall mean and refer to any Property Owner legally connected to the RSD's Public Sewer Main by a Defective Building Sewer or a Defective Sewer Lateral that voluntarily replaces the entire lateral, when not associated with any form of property transfer.

K. **"Grant"** shall mean and refer to an amount of money equal to or less than the Eligible Cost that is reimbursed by the RSD to an Eligible Property Owner or his/her designee.

L. **"Property Owner"** shall mean and refer to any individual or entity owning property within the boundaries of the RSD that is legally connected to the RSD's Public Sewer Main.

M. **"Public Sewer Main"** shall mean and refer to the sewers owned by the RSD lying within the limits of public streets, roads, easements, reserves, non-exclusive easements or other public rights of way serving or intended to serve two or more separate properties, persons, or parcels. That portion of the Building Sewer or Sewer Lateral, which may lie within any public street or right of way is not a Public Sewer Main in the RSD.

GUIDELINES FOR GRANTS TO ELIGIBLE PROPERTY OWNERS

1. The BSRGP is available only to Eligible Property Owners. All individuals and entities must establish their status as a Property Owner with evidence satisfactory to the RSD before beginning the Application process.

2. Prior to submitting an application for a Grant, the Property Owner shall obtain at least one bid for replacement of a Defective Building Sewer or a Defective Sewer Lateral. All bids shall be obtained from contractors duly licensed by the State of California that are reasonably satisfactory to the RSD. All bids shall be submitted to the RSD for review and determination of Eligible Cost.

3. Prior to submitting an application for a Grant, the Property Owner shall establish that the Building Sewer or Sewer Lateral is defective and in need of replacement. The Property Owner may establish that the Building Sewer or Sewer Lateral is defective and in need of replacement by establishing that its age is greater than 40 years, or by Closed Circuit TV Inspection and/or Air Testing. The age of the Building Sewer or Sewer Lateral shall be determined from permit records of the RSD or Contra Costa County Building Department. If permit records are not available, then Closed Circuit TV Inspection or Air Testing shall be conducted in order to determine whether the Building Sewer or Sewer Lateral is defective and in need of repair. If the Building Sewer or Sewer Lateral is less than 40 years old, then the following shall apply:

a. The Property Owner shall schedule with the RSD a Closed Circuit TV Inspection of the Building Sewer or the Sewer Lateral for the earliest available date. The RSD does not perform Closed Circuit TV Inspections. Therefore, the Closed Circuit TV Inspection shall be conducted by a contractor duly licensed by the State of California that is reasonably satisfactory to the RSD. All costs associated with the Closed Circuit TV Inspection shall be borne by the Property Owner, and will not be eligible for reimbursement. The Closed Circuit TV inspection is to be observed by RSD personnel, and the Property Owner shall provide an electronic copy of the video inspection to RSD with their grant application. If obvious leaks or defects are detected during the Closed Circuit TV Inspection, Air Testing will not be required and the Building Sewer or Sewer Lateral shall be deemed to be a Defective Building Sewer or a Defective Sewer Lateral.

b. If the Closed Circuit TV Inspection does not reveal obvious leaks or defects, and if the Property Owner intends to pursue a Grant pursuant to the BSRGP, the Property Owner shall schedule Air Testing of the Building Sewer or Sewer Lateral. The RSD does not perform Air Testing. Therefore, the Air Testing shall be conducted by a contractor duly licensed by the State of California that is reasonably satisfactory to the RSD. All costs associated with Air Testing shall be borne by the Property Owner, and will not be eligible for reimbursement.

4. If the Closed Circuit TV Inspection or the Air Testing establishes to the satisfaction of the RSD that the Building Sewer or Sewer Lateral is defective, the Property Owner shall complete and submit an Application to the RSD for review and approval. The Application shall be accompanied by at least one bid as referred to in Paragraph 2 above and such other information as the Application and the RSD require. If the RSD approves the Application, the Property Owner shall be deemed to be an Eligible Property Owner and shall be entitled to receive a Grant in the amount of the Eligible Cost, subject to the all of the following terms and conditions.

a. The Eligible Property Owner or the Eligible Property Owner's agent must obtain a permit from, and pay all permit fees to the RSD prior to commencing replacement of the Defective Building Sewer or Defective Sewer Lateral.

b. The Eligible Property Owner or the Eligible Property Owner's agent must obtain such encroachment and other permits as are required by the Contra Costa County Building Department before commencing the replacement.

c. Replacement of the Defective Building Sewer or Defective Sewer Lateral must be completed within six months after the RSD approves the Application. The replaced Defective Building Sewer or Defective Sewer Lateral must have a District approved Back Water Overflow Device installed and a District approved clean-out.

d. Upon completing the replacement of the Defective Building Sewer or Defective Sewer Lateral, and before any backfilling, the Eligible Property Owner or his or her agent shall notify the RSD that the Defective Building Sewer or Defective Sewer Lateral has been replaced. The RSD shall perform an inspection of the new Building Sewer or Sewer Lateral in accordance with the RSD's then applicable ordinances, rules and regulations.

e. The new Building Sewer or Sewer Lateral shall be tested by the Eligible Property Owner's contractor in the presence of RSD personnel and must pass that test to the satisfaction of the RSD and in accordance with its applicable rules, regulations and ordinances.

f. The Eligible Property Owner or the Eligible Property Owner's agent must submit to the RSD a paid in full invoice or receipt from the contractor who replaced the Defective Building Sewer or Defective Sewer Lateral. The receipt or invoice shall be accompanied by a copy of the approved Application and a canceled check. The District may, in its discretion, accept other documentation or proof of payment in the event that a contractor's paid invoice or receipt is not available. If an Eligible Property Owner replaces a Defective Building Sewer or a Defective Sewer Lateral themselves without using the services of a contractor, then the Eligible Property Owner shall submit a copy of the approved Application along with paid receipts for equipment, materials and supplies, but excluding the Eligible Property Owner's labor, used to replace the Defective Building Sewer or Defective Sewer Lateral.

5. The RSD shall reimburse the Eligible Property Owner in the normal course of RSD business. Reimbursement can generally be expected to be made within four to six weeks of satisfaction of all of the above conditions by the Eligible Property Owner.

6. All Applications for Grants will be processed in order of priority based upon the following:

Areas of the District identified as high inflow and infiltration zones.
Date received

7. The RSD reserves the right to suspend or terminate this program at any time, for any reason, and will suspend or terminate the program if funds become limited.