

Middletown Township Sewer Authority (“MTSA”)
Sanitary Sewer Certification Program

Building Sewer Inspection Policy and Procedure

The following are minimum standards for inspection, repair, and replacement of Building Sewers (as defined in Chapter 180, Section 180-4, of the Middletown Township Sewer Ordinances), located within Middletown Township, Delaware County. All properties serviced by the MTSA’s public sewers are required to have their Building Sewers inspected prior to the issuance of a Sanitary Sewer Certification, irrespective of whether the certification is in connection with a sale, transfer of title to the property, or refinance of any mortgage on the property. These minimum standards include the following:

- (1) Building Sewer inspection procedures.
- (2) Parameters for classification of the condition of Building Sewer.
- (3) Maintenance standards.
- (4) Replacement and repair standards.

A Sanitary Sewer Certification issued by MTSA will confirm that the property owner has paid all outstanding sewer rents and tap in fees in full, or in the alternative, the amount of sewer rents and/or tap in fees due and payable and will further confirm that there are no illegal connections, including but not limited to roof leaders, sump pumps and HVAC condensate lines and that the building sewer has been inspected, including clean outs and vents and is in water-tight condition and/or otherwise in compliance with Middletown Township Building Sewer Ordinances.

Fee, Application and Inspection Process

Prior to the issuance of a Sanitary Sewer Certification for the sale, or transfer of title of a property, or the refinance of any mortgage on a property in Middletown Township, or as a condition of final approval of a subdivision or land development plan which has an existing building connected to the sanitary sewer system, the property owner shall submit a Sanitary Sewer Certification Application together with the required \$200 fee to MTSA. The application form and permit fee shall be submitted to MTSA a minimum of two (2) weeks prior to the scheduled settlement date for the property. No inspections will be scheduled by MTSA prior to receipt of the Application and fee. Once MTSA receives the Application and fee, the property owner will schedule an inspection of the property by MTSA and contract with a MTSA approved technician perform a camera inspection of the building Sewer.

Inspection, Repair or Replacement of Building Sewers

Prior to the issuance of a Sanitary Sewer Certification or in the case of a subdivision or land development prior to final approval of the project, the Building Sewer shall be inspected in accordance with the Building Sewer Inspection Methods set forth below, and, if necessary, repaired or replaced in accordance with the standards set forth in this policy statement and all other

applicable Township or MTSA ordinances, rules and regulations.

The cost of repair or replacement of the Building Sewer shall be the responsibility of the property owner. In the event any repairs are required to the Building Sewer, an external plumbing permit application and the associated fee shall be submitted to MTSA for review and issuance of a permit prior to the performance of any of the work. Any repairs to the Building Sewer must be completed by a licensed professional technician who is also registered with and approved by Middletown Township.

All Building Sewers located in Middletown Township must be maintained to meet the following minimum requirements:

- A. The Building Sewer shall be kept free from roots, grease deposits, and other solids which may impede the flow or obstruct the transmission of waste.
- B. All joints shall be water-tight and all pipes shall be sound to prevent exfiltration of waste or infiltration of groundwater and/or storm water.
- C. The Building Sewer pipe shall be free of any structural defects, cracks, breaks, rodent holes, or missing portions, and the grade shall be uniform without sags or offsets.
- D. No area drains, foundation drains, roof leaders, sump pumps, condensate lines, or other impermissible discharges into the private Building Sewer are permitted.
- E. All Building Sewer cleanouts and vents shall be securely capped with an approved cap at all times, (except during maintenance activities), to prevent the inflow of surface water. Cleanouts and vents shall not be cutoff at ground level or buried with soil unless equipped with MTSA approved caps or cleanout frames and covers.
- F. The Building Sewer shall be free of any material that obstructs or prevents the effective maintenance or normal operation of the Building Sewer, lateral or the sewer main.
- G. Property owners and food service operators are required to control the discharge of fats, oils, and grease (FOG) into the sanitary sewer system from their properties or food service establishments, and not cause or contribute to FOG-related sanitary sewer overflows, blockages, or increased maintenance in the sanitary sewer systems.

Building Sewer Inspection Methods

The following is a summary of the Building Sewer Inspection Methods that will be used as part of the sewer certification process.

Tests Performed by MTSA

1. **Interior Inspection.** The interior of the property will be inspected by MTSA to check for any connections to the sewer system that are in violation of the Middletown Township Sewer Ordinances, Section 180-4.
2. **Exterior Inspection.** MTSA will perform an inspection of all cleanouts and vent pipes on the property to verify that they conform to the requirements of the Middletown Township Sewer Ordinances, Section 180-4.

3. **Building Sewer Smoke Test.** Smoke testing of a property's Building Sewer will be conducted by an MTSA representative and will be performed by inducing smoke using compressed air into the building sewer, typically from a cleanout located outside the home. The smoke is nontoxic, odorless, and non-staining. The smoke follows the path of least resistance and identifies certain deficiencies in the building sewer. The only places where smoke should be seen escaping are the sewer vents on the roof of the building. Any other smoke release may indicate a deficiency.

Testing Scheduled by the Property Owner

Following the completion of the Interior, Exterior, and Smoke tests by MTSA, the property owner shall retain a technician from the attached list of technicians approved by MTSA to perform the following:

1. **Camera Inspection.** A camera inspection of the Building Sewer must be performed by a MTSA approved technician. This technique consists of a closed circuit television video inspection (CCTV) using a self-leveling color high Resolution camera, with recording capability. The CCTV inspection shall be performed at the owner's expense. Digital copies of the visual inspection and a detailed inspection report shall be supplied to the MTSA for review. The requirements (video format and resolutions) for the CCTV inspection are specified in MTSA CCTV Rules and Regulations. The technician will submit the results of the camera inspection in the digital form with a written report required by MTSA for review. A camera inspection will not be required for any property sold, transferred, or refinanced within the past five (5) years where: a) the property was inspected in accordance with the Building Sewer Inspection Methods set forth above (MTSA and Camera inspections), and b) MTSA issued a Sanitary Sewer Certificate for the property at the time of the prior transfer, sale, or refinance, c) the property owner submits the application and fee, and d) the property passes the Interior, Exterior, and Smoke Tests.

Acceptable Conditions of Building Sewer. If the condition of the property's Building Sewer is found to be acceptable, MTSA will confirm that the property owner has paid all outstanding sewer rents and tapping fees in full and will issue a Sanitary Sewer Certificate for the property. If sewer rents and tap in fees are not paid in full, the Sanitary Sewer Certificate shall state the amount of any unpaid sewer rents and tap in fees.

Conditions requiring repair and/or replacement of the Building Sewer

A Building Sewer will be considered deficient and require repair or replacement, if the test methods listed above document any of the following conditions:

- If visible smoke is detected from any location other than a roof vent. An inspection of the building sewer must be performed to determine the source smoke exfiltration. A proposed method of repair must be submitted to MTSA for review and approval.
- Visual inspection indicates 35% or more of the building sewer cross-sectional area is blocked by debris. If any tree roots are growing into the pipe, the tree roots must be

removed, root killer applied and the crack or joint shall be lined with a “cured-in-place” pipe liner or the joint can be grouted. If the blockage is grease and debris that have not damaged the pipe, the “repair” can be accomplished by cleaning the pipe.

- Visual inspection indicates breaks, cracks, or missing sections. A proposed method of repair must be submitted to MTSA for review and approval.
- Visual inspection reveals a connection between roof leaders, area drains, foundation drains, sump pumps, condensate lines, or any other impermissible discharges into the building sewer. All impermissible connections to the building sewer must be disconnected.

Completion of Repairs.

In the event repairs are required to any Building Sewer, the property owner must first obtain a plumbing permit from MTSA & pay all applicable fees. All work must be performed by a technician from the attached approved list.

A property owner must have all repair work completed within sixty (60) days of the inspection date. In the case of a sale, transfer or refinance of a property, MTSA will issue a conditional/temporary Sanitary Sewer Certificate prior to the completion of the required Building Sewer repairs provided that the property owner provides MTSA with a contract executed by the property owner or buyer and a contractor/registered plumber setting forth that the necessary repairs will be made within sixty (60) days following settlement on the property, together with payment in full of any and all outstanding sewer rents and/or tap in fees. Once all repairs have been completed to the satisfaction of MTSA, MTSA will issue a Sanitary Sewer Certificate for the property.

Failure to Comply.

Failure of a property owner to comply with the requirements of the Sanitary Sewer Certification Program will result in MTSA exercising any and all enforcement rights and remedies available to MTSA under the Middletown Township Code including but not limited to recurring fines for ongoing violations.

Payment of Sewer Rental.

MTSA will not issue a Sanitary Sewer Certificate unless and until any and all outstanding sewer rentals and tapping fees for the property have been paid in full for a property or a provision is made for the collection of the same at settlement by the title company conducting a closing on the property.