

COMMON PRIVATE LATERAL PROBLEMS



Damaged or cracked pipes

A private lateral that is structurally damaged and may also have separation of the pipe joints upstream or downstream of the problem.



Roots

Roots from a private sewer lateral line growing into the public sewer main line.

BE ON THE LOOKOUT FOR WARNING SIGNS!

- Drain back ups inside your property.
- Wet or soggy ground in your yard.
- Dirty water leaking from cleanouts or outside drains.
- Unusual odors or sewage smells in or around your property.

HOW TO MAINTAIN A FUNCTIONAL SEWER LATERAL

1. Have your sewer lateral video inspected and cleaned periodically.
2. Repair or replace deteriorated or damaged lateral pipes as soon as possible.
3. Do not plant trees or large shrubs near sewer lateral pipes.
4. Never pour grease down a drain. Pour into a container, let it cool down and put in the trash.

HOW TO GET GOOD REPAIR WORK COMPLETED

1. Obtain more than one written cost estimate.
2. Use a licensed plumber and/or contractor and ask for references.
3. Review the inspection video with the plumber and request a copy.
4. Make sure the written repair cost estimate includes a detailed description of the proposed work and time frame to get the work completed.
5. Make sure the proposed work in the estimate meets all applicable City codes and requirements, Building Code, California Plumbing Code, and Section 500 "Green Book" standards.

WHAT THE CITY IS DOING TO HELP

The City is responsible for maintaining 95 miles of sewer lines, 25 lift stations and 4.5 miles of large pipes (24" or more) that transmit sewage to the treatment facility.



Key services include maintenance of the sewer system, moving forward with a ten-year capital improvement program to reduce sewer spills, securing grants and low-interest funding for improvements and complying with regulatory mandates from the Environmental Protection Agency and the Regional Water Quality Control Board.



Private Property Sewer Lateral Reference Guide

This brochure was developed to provide information on the City's private sewer lateral program to reduce sewer spills.

For more information call
(949) 497-0378 or visit

www.lagunabeachcity.net/waterquality

Maintenance Measures Property Owners Need to Know

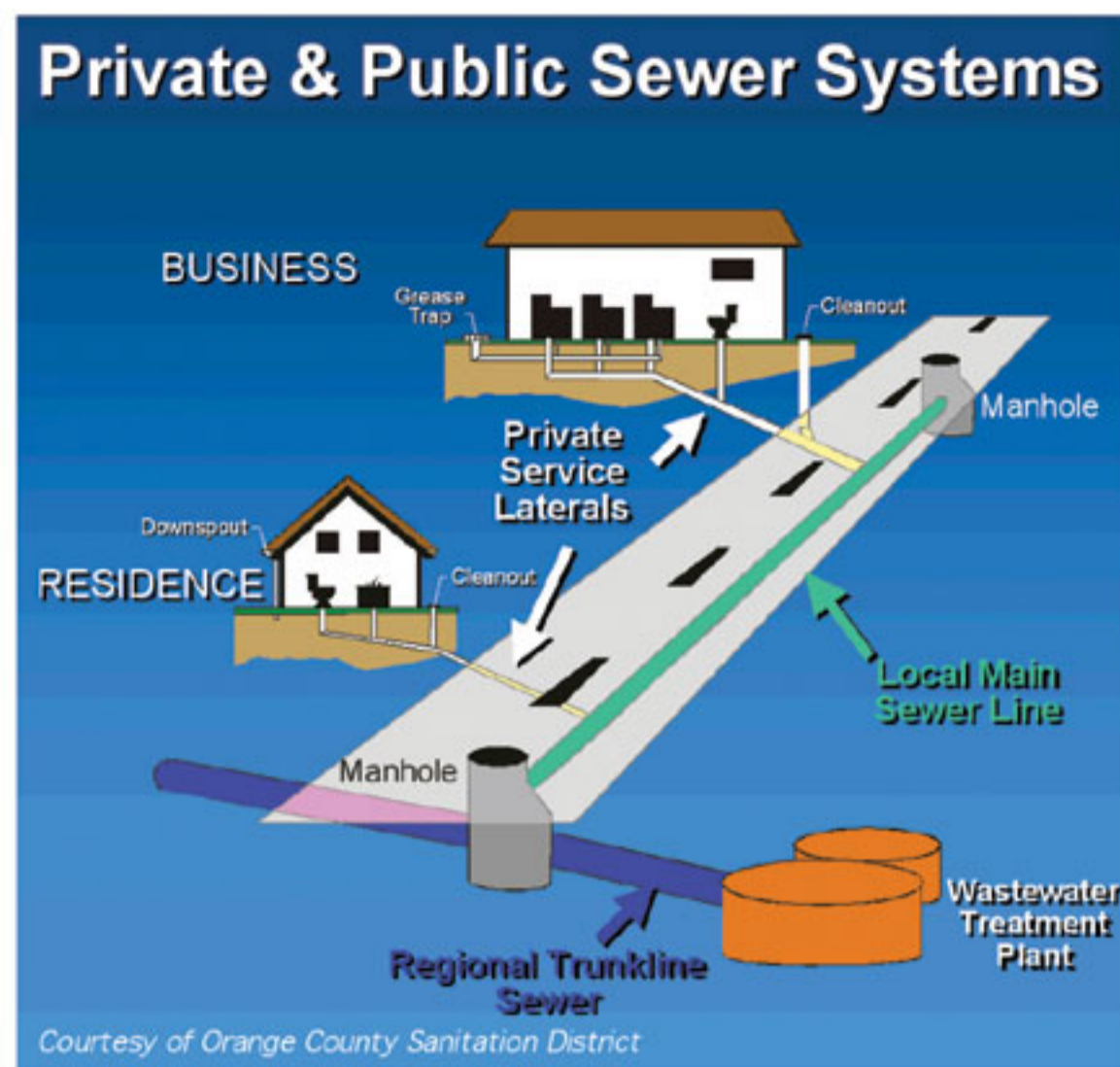
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PRIVATE SEWER LATERAL PROGRAM

The City of Laguna Beach has adopted an ordinance to address the maintenance of private sewer laterals. This is an important issue. Neglected private sewer laterals have been linked to sewer spills that may create health hazards and pollute waterways and the ocean. A sewage spill can cause damage to your property that is expensive to fix.

A notice will be sent to property owners to make them aware of deficiencies in their sewer lateral if observed during maintenance of the public sewer main lines. Property owners may then contact a plumber to have their sewer lateral video inspected and the condition of the line evaluated. Based on the video inspection results, owners have the option of maintaining their lateral in a functional condition through routine cleaning or by repairing or replacing their pipes.

If a property owner does not make good faith efforts to maintain a functional sewer lateral (i.e. routine cleaning or repairs), and a sewer spill occurs; fines can be imposed.



WHAT IS A PRIVATE SEWER LATERAL?

Every home and business has a pipe that drains wastewater to the public sewer main line. That pipe is called a private lateral. The main line transports sewage to the wastewater plant for treatment.

PROPERTY OWNER RESPONSIBILITY

Private property owners are responsible for properly operating and maintaining their private lateral including the point of connection to the public sewer main line.

CITY RESPONSIBILITY

The City operates and maintains the "public sewer main lines", manholes, and lift stations required to transport the sewage to the treatment plant.

WHY MAINTAINING YOUR SEWER LATERAL IS IMPORTANT!

The proper maintenance of a private lateral is important because the line can clog with roots and grease and may cause a backup inside your home or business. A spill could also result in public and/or environmental health concerns.

DOES A PRIVATE LATERAL HAVE TO BE REPAIRED OR REPLACED?

No, if a program of periodic cleaning will keep the lateral line functioning properly.

P R O G R A M K E Y P O I N T S

1. Triggers for a private property owner notice include: 1) When problems are found during public sewer maintenance work; and 2) For a large remodeling project or one that includes a bathroom, kitchen or laundry facility.
2. Condominiums, duplexes and apartment complexes should have a sewer lateral system video inspection completed every five years.
3. The City's Real Property report will reflect the notices sent to property owners.
4. New or replaced laterals that are less than 10 years old are exempt from the City's program. The Property owner will need to submit proof of installation or replacement.
5. Trees should not be planted near a sewer lateral line.
6. The City will maintain a list of plumbing companies participating in the City's program. The list is available on the City's program website at www.lagunabeachcity.net/waterquality. However, property owners may use any licensed plumber or their choice.