

PETERS CREEK SANITARY AUTHORITY

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REQUEST FOR DYE TEST & NO LIEN LETTER

**DYE TEST & ADDITIONAL INFILTRATION/INFLOW REMEDIATION
PRIVATE LATERAL REQUIREMENTS**

The Peters Creek Sanitary Authority (PCSA) is a multi-municipal Authority providing sanitary sewer service to its customers in Finleyville Borough and parts of Nottingham Township, Peters Township, Union Township and a small portion of North Strabane Township. Sanitary sewer from customers in the PCSA service area is conveyed from the property owner's private sanitary sewer lateral to the PCSA collector and/or interceptor main sanitary sewer lines to the Clairton Municipal Authority (CMA) Sewage Treatment Plant (STP) for treatment processing.

The PCSA is under a Corrective Action Plan (CAP) with the Pennsylvania Department of Environmental Protection (Pa DEP). The CAP and PCSA standards require reduced peak wet weather flows within the PCSA sanitary sewer system. It is the PCSA policy and practice to remain proactive by reducing Ground Water Infiltration (GWI) and Rainfall Dependent Infiltration/Inflow (RDI/I) through established guidelines.

Application and Authority Specifications: All parties connecting to the public sanitary sewer serviced by the PCSA are bound by the Authority Specifications and all other requirements. It is the responsibility of the property owner to fulfill all of the PCSA regulations and additional infiltration/inflow remediation requirements to pass a dye test.

Dye Test Ordinances: The PCSA uses the member municipalities Dye Test Ordinances established as a guide and reviews further for additional infiltration/inflow remediation requirements of the property owner's private sanitary sewer lateral that flows into the PCSA sanitary sewer mainline. The property owner is responsible to be in compliance for his/her private lateral from inside the property owner's premise to entrance into the PCSA sanitary sewer mainline.

Dye Test Ordinances:

Finleyville Borough - Ordinance No. 94-02 of 1994

Nottingham Township – Ordinance No. 63 of 1994

Peters Township - Ordinance No. 507 of 1994

Union Township - Ordinance No. 98 of 1994

North Strabane Township - Ordinance No. 164 of 1988 and/or as amended

Dye Test Certification Application & No Lien Letter Process:

A Documentation of Certification Dye Test & No Lien Letter must be secured from the PCSA before the sale of any property and before securing an occupancy permit from the relative Borough or Township for the new property owner.

The Request for Dye Test & No Lien Letter Application must be completely filled out and received by PCSA at least twenty-one (21) days before the property closing date of sale.

- a) The PCSA authorized representative performs the Dye Test and makes every attempt to complete the initial request within the specified time.
- b) The purpose of a Dye Test is to prevent excess infiltration of water into the sanitary sewer system and PCSA checks for additional infiltration/inflow remediation requirements.
- c) A Dye Test is required for the sale of a property including new construction.

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- d) A Dye Test must be performed before a No Lien Letter can be issued unless the property being sold is a vacant lot.
- e) A Dye Test is valid for 1 year from when the Dye Test was performed. Any deficiencies identified during the Dye Test must be corrected and any Liens against the property must be paid in full before PCSA can issue a Documentation of Certification Dye Test & No Lien Letter.

Temporary Document of Certification:

There are exceptions listed that may allow PCSA to issue a Temporary Documentation of Certification for a closing of a property sale to take place until the approved Documentation of Certification Dye Test & No Lien Letter can be issued. The following PCSA requirements must be met for the Temporary Document of Certification to be issued:

- a) An agreement provided by the sellers' agency and/or the closing company approved by PCSA must be executed by the Buyer and Seller agreeing that all repairs required will be made. The repairs must be approved by PCSA to bring the stated property to PCSA requirements within a specified time period as determined by a PCSA authorized representative.
- b) A plumber or contractor estimate to be reviewed and approved by the PCSA to remediate the repairs in which an escrow deposit 1.5 times the plumber or contractor estimate will be held by the closing company must be included with the agreement.
Note: The extra amount held in escrow deposit may cover any additional repairs discovered by the plumber or contractor that the responsible party must pay any additional charges to cover those costs.
- c) The current re-inspection fee must be paid before the PCSA authorized field representative can re-inspect the property.

The PCSA authorized representative will determine the time extension to make all required repairs as to when the Temporary Document of Certification shall expire. Upon expiration, the security shall be forfeited and the PCSA may use the security to have the necessary remedial work completed.

Upon successful re-inspection by PCSA, a permanent Certificate of Dye Test will be issued and the closing company may release the escrow funds as appropriate.

Refinancing - A No Lien Letter Only is required without the Dye Test when Refinancing.

Additional Infiltration/Inflow Remediation Private Lateral Requirements:

The property owner or his/her representative should review the Dye Test requirements prior to the PCSA authorized representative visiting the property to try to meet the PCSA requirements. Please call PCSA at (724) 348-6860 with any questions.

The additional following information is what PCSA reviews during the Dye Test process:

1) Dye Test Pour

- a) Check gutters and downspouts for infiltration.
- b) Check any outside drains, storm water, surface water, groundwater, for infiltration.
- c) Check any inside drains including garages and outbuildings for drainage location and discharge.
 - i. Garages and outbuildings, depending on plumbing fixtures, are required to be connected into the private lateral and/or into the PCSA sanitary sewer mainline.
 - ii. Additional option is available to seal drains and disconnect or remove plumbing fixtures.
 - iii. Fresh air vents and any offsets will be reviewed and/or may be required.
- d) Check for any other areas that may allow infiltration including sump pumps that are not permitted to discharge through the private lateral or into the wastewater system.

Note: Illegal discharges into the private lateral or wastewater system are not permitted by the property owner, occupant, or user of any premise. *Please contact PCSA for details.

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2) Private Lateral Requirements

- a. Lateral – Horizontal Pipe (Repair): The homeowner, plumber or his/her representative should review the existing pipe installed and review with a PCSA representative for approved materials, to size any repairs properly and to use approved adapters, couplings, tees and fittings before any work is started. Also, refer to PCSA Building Sewer Specifications for a full listing of requirements. No fittings with a turn larger than forty-five (45) degrees may be used. Residential building lines have the option of installing 4” or 6” pipe. Commercial building lines must install a minimum of 6” pipe or larger unless otherwise approved by the Authority. When installing the lateral, the pipe being installed should be of the same material as the existing pipe installed or for any requested changes, approval must be obtained first from a PCSA authorized representative.
- b. Fresh Air Vent – Pittsburgh Pattern: The fresh air vent is required to be a wet-vented trap, have a minimum inside pipe diameter of 4”, and be a minimum of 4” above ground level then capped with a “Pittsburgh Pattern” Fresh Air Vent and rubber gasket to be suitably protected so that groundwater is excluded. The fresh air vent should not be installed in a driveway, walkway, patio or any location that will create an issue with a sewer gas smell infiltrating the inside of a property, damaging the fresh air vent or creating a tripping hazard. The fresh air vent if previously installed in one of these areas cannot be level with the driveway, walkway, patio or any location. A fresh air vent that is currently installed in one of these areas, will be evaluated by a PCSA authorized representative for the best course of action to meet the requirement.
- c. Vertical Pipe: Vertical pipes need to meet the sizes and approved material of the PCSA. No Fernco or mechanical joint on a vertical pipe is allowed. The PCSA authorized representative should be contacted to review approved materials before the work is performed.
 - i. The vertical pipe below the fresh air vent is required to be a wet-vented trap visible, have a minimum inside pipe diameter of 4”, be a minimum of 4” above ground level, capped with a “Pittsburgh Pattern” Fresh Air Vent and rubber gasket to be suitably protected so that groundwater is excluded.
 - ii. The vertical pipe for a cleanout can be installed as a straight pipe or with a fitting that flows in the direction of the private lateral to the sewer mainline.
 - iii. The vertical pipe for a site tee should be a visible straight tee to the horizontal pipe private lateral to view the flow.

PCSA does find a site tee on occasion that is not a straight site tee. A site tee that is not a straight tee currently installed will be evaluated by a PCSA authorized representative for the best course of action toward PCSA approval.
- d. Cleanout(s): Cleanout(s) require 4” or 6” pipe and are required every 50’ for 4” lines and 100’ for 6” lines. The cleanouts are to be 4”- 6” above ground level depending upon the terrain and capped with a female adapter and screw cap. The Acrylonitrile Butadiene Styrene (ABS) black pipe female adapter must be glued before installation and a screw cap installed. The Polyvinyl Chloride (PVC) white pipe or Standard Dimension Ratio (SDR) 35 green pipe female adapter requires primer and glue before installation and a screw cap installed.

While installation within a driveway should only be installed when all other options are exhausted, PCSA does find a cleanout(s) on occasion in a driveway. Alternatively, the cleanout with the female adapter and screw cap may be left installed in the driveway if being recessed below ground level and installed under a lamp hole cover at ground level with required PCSA access to the screw cap or determined to be accessible and acceptable by a PCSA authorized representative.

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Also, a cleanout that is flat in a walkway or patio that would cause a tripping hazard is not permitted to be raised to the proper 4"- 6" height. Any cleanout that is currently installed in one of these areas, will be evaluated for the best course of action by a PCSA authorized representative toward PCSA approval.

- e. Site Tee: A site tee is required to be installed as part of the private lateral line. New construction requires a 6" vertical pipe site tee. However, a property may currently have a 4" or 6" vertical site tee that may be approved. The site tee should be a minimum of 6" above ground and capped with a female adapter, primer and/or glued depending on the type of pipe, topped with a screw cap. Alternatively, the site tee with female adapter and screw cap may be installed to PCSA requirements by being recessed below ground level under a lamp hole cover at ground level with required PCSA access to the screw cap.

While installation within a driveway should only be installed when all other options are exhausted, PCSA does find a site tee on occasion in a driveway. A site tee installed in the driveway could be offset or requires a female adapter and screw cap being recessed below ground level with a lamp hole cover level with the driveway with required PCSA access to the screw cap.

Also, a site tee flat in a walkway, patio or any area is not permitted unless the site tee is installed as accessible and acceptable to PCSA; including a female adapter and screw cap being recessed below ground level under a lamp hole cover at ground level with required PCSA access to the screw cap; or if installed the same under a brass fitting at surface level. Any site tee that is currently installed in one of these areas, will be evaluated by a PCSA authorized representative for the best course of action to meet the PCSA requirement.

- f. Lateral Line – Horizontal Pipe (Replacement): When replacing a lateral line or part of the line, it must be installed with at least 3 feet of cover, be bedded a minimum depth of 6" below the bottom of the pipe and along both sides to the horizontal centerline (springline) of the pipe with 2B limestone for the full width of the trench. Hand work material under pipe haunch. Then provide 2B Limestone over top of the pipe and for the full width of the trench to a depth of 1 foot above the crown of the pipe. Please refer to PCSA Building Sewer Specifications for a full listing of requirements. Any liability for frozen pipe installed on a private lateral at a lesser depth is strictly the responsibility of the owner, and under no circumstances will the PCSA be responsible for any liability, financial or otherwise, in respect with building sewers.

3) Additional Private Lateral Requirements

- a) i. Closed-Circuit Television (CCTV): required on the private lateral to the mainline Public Sewer that is fifteen (15) years of age or older.
- ii. Closed-Circuit Television (CCTV): required on the private lateral during a Dye Test for the sale of a property, except for new construction, where a Site Tee for a given private lateral is located on the opposite side of the roadway from where the mainline Public Sewer is located. PCSA requires the owner, or his/her authorized agent, to CCTV the private lateral to the mainline Public Sewer.
- iii. Closed-Circuit Television (CCTV): required on the private lateral to the mainline Public Sewer and any additional pipe(s) to determine the lateral location, to locate all cleanout(s) and site tee, to review the lateral condition, and for any other reason at the discretion of a PCSA authorized representative.

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A PCSA representative or PCSA authorized representative must be present during the CCTV process. Please call PCSA twenty-four (24) hours in advance to schedule the CCTV. A flash drive or DVD of the CCTV is required to be submitted to PCSA upon completion.

Any deviation from this requirement must be discussed and approved by a PCSA representative or PCSA authorized representative in advance of the CCTV.

- b) Right-of-Way (ROW) Easement Encroachment: Sanitary sewer easement(s) from the PCSA public sanitary sewer mainline may be located throughout your property. It is the property owner's responsibility to determine the exact location of the public sanitary sewer easement(s) that may be discovered through a title search, from a previous survey or documents that may be available from a real estate or settlement company. A property owner is responsible to verify that there is not an encroachment on or over the PCSA sanitary sewer easement. The property owner is not permitted to construct anything on or over the PCSA sanitary sewer easement. A property is reviewed by PCSA for any private Right-of-Way (ROW) encroachment(s). The encroachment(s) must either be removed, or a (ROW) Encroachment Agreement may be offered (at PCSA's discretion). If offered, the (ROW) Encroachment Agreement needs to be submitted as a draft and then reviewed for approval by PCSA before a properly executed (ROW) Encroachment Agreement is submitted to PCSA for additional signature and recording.
- c) Lateral Line Encroachment: No private lateral may encroach onto another property parcel, even if held by the same property owner. A private easement agreement between two property owners will be required for any lateral encroaching onto another property parcel. The easement agreement draft, survey drawing and legal description describing the easement shall be provided to PCSA for initial review prior to execution and recording. Please call PCSA for required details.
- d) Backwater Valve: During new construction certain properties are required to install a backwater valve depending on the flood level rims of plumbing fixtures below the flood level rim of the upstream manhole. There are some current properties where backwater valves exist. If so, this will be a part of the additional lateral requirements that a PCSA authorized representative will review. The property owner is responsible for ensuring that the backwater valve has all the necessary inside and outside components and is in proper working order. The property owner is solely responsible for the Backwater Valve. Please call PCSA for required details.
- e) Grinder Pump: If a grinder pump is present, it will be reviewed since its original installation by a PCSA authorized representative as part of the additional lateral requirements. Also, PCSA will review records to determine if a "Grinder Pump Release" required was executed. Please contact PCSA for details.
- f) Grease Trap & Grease Interceptor: A commercial food service establishment is required to have a grease trap(s). Any other establishment that discharges grease is required to have a grease trap(s) installed. If a grease trap or grease interceptor is installed or required to be installed, the cost will be at the owner's expense, and this will be part of the additional lateral requirements that need reviewed with a PCSA representative or a PCSA authorized representative. The PCSA requires that all grease interceptors conform to the Plumbing and Drainage Institute Standard PDI-G101. The PCSA must be notified by the property owner or plumber to review and approve the Grease Trap(s) or Grease Interceptor(s) prior to and following installation. A Grease Trap(s) and a Grease Interceptor(s) must be maintained by the property owner or his/her plumber by

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periodic cleaning to prevent discharge of fat, oil and grease from the private lateral into the sanitary sewer system. The PCSA requires that maintenance records of the grease trap(s) and grease interceptor(s) be kept onsite for PCSA review and/or collection. Please contact PCSA for required details.

- g) Building Demolition: Any property that has public sanitary sewer and is scheduled to be razed must first submit payment for a capped lateral inspection and meet with a PCSA representative or PCSA authorized representative onsite before the work commences. The location and procedure of the capped private sewer lateral will be reviewed with the property owner or his/her plumber or contractor. Please call PCSA 24 hours in advance to first schedule the review of and then for the capped lateral inspection with a PCSA authorized representative.
- h) Sanitary Sewer Manhole(s) on Your Property: It is the responsibility of the property owner to correct any PCSA manhole(s) found on his/her property to be buried or obstructed in any way as to not permit free and clear access. The property owner is responsible for raising the manhole to ground level at a minimum depending upon terrain. The property owner or affiliate cannot just remove the obstruction and/or earthwork over top or around the manhole to uncover the manhole. All manholes shall be uncovered to a minimum elevation matching or as compared to the surrounding grade so as not to create a pooling or cupping effect of water.

Please review any manholes on your property before the dye test is scheduled and contact PCSA if there is a need to first meet with a PCSA authorized representative. There is a PCSA procedure to follow if a manhole is required to be raised as part of the dye test approval. Please contact PCSA for required details.

It is the responsibility of the property owner or authorized personnel to fulfill all obligations required by the PCSA to pass the Dye Test and Additional Infiltration/Inflow Remediation Private Lateral Requirements.

Any Dye Test conducted must comply with the Dye Test Specifications and Additional Infiltration/Inflow Remediation Private Lateral Requirements as approved by the PCSA Board.

The PCSA reserves the right to require remediation of any additional violations discovered or to change these Dye Test and Additional Infiltration/Inflow Remediation Private Lateral Requirements at any time.

Any other test and/or inspection which PCSA deems necessary shall be performed during the dye test and the results shall contribute to determining whether the installation or current status of the lateral and any other items applicable for the dye test are satisfactory. If an additional test or inspection is performed on the lateral and any other items applicable and not approved as determined by the PCSA representative or PCSA authorized representative during or after prior installation and inspection, then the installation of the lateral or any other items applicable are considered as a failed test or inspection and the prior dye test results are void.

The PCSA specifically disclaims any responsibility, financial and otherwise, for all acts of the omission or commission by property owners, contractors, plumbers, PCSA authorized representatives or its agents.

The PCSA reserves the right to increase the Dye Test Fee, No Lien Letter Fee and the Re-Inspection Fee at any time.