



City of Carmel-by-the-Sea
Building Safety Division
Standard Operating Guidance (SOG)

19- 08 CAWD Sewer Lateral Inspections

Background

The City of Carmel prides itself on its long history which is memorialized in part by older homes and aged infrastructure. Older on-site building sewage piping (sewer laterals) is often weakened and damaged by corrosion over time. This allows tree roots and other materials to obstruct the pipe and cause sewage to backup on the property and in some cases spill into the City's right-of-way and storm drainage systems. This causes significant environmental issues as well as costs considerable time and money for the property owner, the City, and the Carmel Area Wastewater District (CAWD). To reduce the incidence of sewer lateral failures and related sewage releases CAWD recently enacted requirements for sewer lateral inspections. This SOG is intended to describe how Carmel's Community Planning and Building Department coordinates with CAWD on implementing the inspection requirements related to building/plumbing projects taking place in the City of Carmel-by-the-Sea.

Citations

Carmel Municipal Code 15.24.010 Plumbing Code Adoption

Carmel Municipal Code 15.24.040 Sewer Drainage Pipe – Sanitary District Jurisdiction

Carmel Area Wastewater District Ord. 2019-01 Uniform Plumbing Ordinance

Guidance

Sewer Lateral Inspection Required

An ordinance recently passed by the CAWD Board of Directors in April, 2019 requires that property owners inspect and provide to the District a report of the results of the inspection of the lateral, prepared by a licensed Plumber using closed-circuit television (CCTV) or other inspection or test method approved by the District Engineer when:

1. Building a new structure on property with an existing lateral, or when otherwise proposing to connect a previously unconnected structure to an existing lateral;
2. As a condition of approval of any building remodel project involving plumbing work requiring a permit under CMC 15.24.010.
3. Prior to the close of escrow when the property is transferred via sale or other transfer of ownership by deed, instrument or writing;
4. Whenever the District finds that a sewage overflow emanating from a lateral has encroached upon public property, including but not limited to a street or storm drain system, or has flowed onto private property owned by another property owner.
5. Whenever the District finds that a sewage overflow emanating from a lateral presents a threat to public health, even if it has not flowed across a property line.

Coordination with City Permit Process

Whenever the City accepts an application for a building project that includes work requiring a plumbing permit under CMC 15.24.010, the applicant shall acknowledge the CAWD sewer lateral inspection requirement on the permit application form. The Building Safety Division will then send a notification to

CAWD alerting them to the permit application. A notice will also be provided to the applicant with instructions on how to contact CAWD for inspection submittal information.

It is the applicants' responsibility to contact CAWD and comply with the lateral inspection requirement as determined by the District. The District will notify the City when an inspection finds that the lateral in question is required to be repaired/replaced in accordance with the CAWD ordinance, and when the District has approved the required work. The City will not issue a Certificate of Occupancy for any project requiring sewer lateral inspection or work, until documentation of approval by CAWD is provided to the Building Safety Division.

For More Information

For more information on the CAWD Uniform Plumbing Ordinance or the sewer lateral inspection requirement contact CAWD at:

Inspector@cawd.org

Or call 831-574-6700