

City of Brentwood Sewer Lateral Repair Program

A sewer lateral is defined as the portion of the sewage system that carries household wastes to the Metropolitan St. Louis Sewer District (MSD) or private sewer main and which begins approximately six inches (6") from the cast iron or plastic stub-out point outside the foundation or exterior wall of the residential dwelling structure and ends at the MSD or private sewer main. The definition is the same whether the pipe is located in the front, side or rear yard. Pipes located within six inches (6"), through foundation or footings, or under any part of any building or structure are not covered by this program.

The City of Brentwood's sewer lateral repair program applies to single-family residential and to single-family fee simple ownership. The service is not available to commercial or industrial property (as determined by the use of the land). The property owner of a townhouse, duplex, condominium, or a multi-family building containing not more than six (6) dwelling units, is eligible to participate in compliance with the City's policy and procedures governing this program. This program is not available to apartment buildings.

A defective lateral sewer service line is defined as a line that is not functioning properly.

The financial responsibility for contracted repairs to a covered defective sewer lateral approved by the City is limited to closed-circuit television inspection (CCTV) services, excavation, repair or replacement of the defective portion of the lateral line, and backfilling in a workmanlike manner. It will be the responsibility of the property owner to restore the landscaping and ground cover including grass in whatever manner that is consistent with any applicable property standards of the City the owner chooses. The City will not be responsible for restoration of the affected yard to the grass or landscaped surfaces, i.e., bushes, shrubs, trees, and plants.

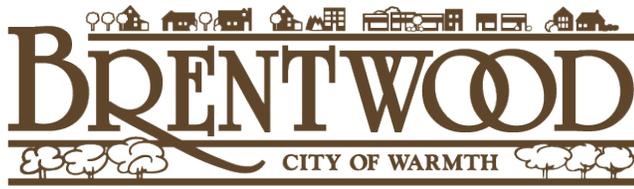
It will be the responsibility of the City to replace sidewalks, driveways and streets, which are removed to accomplish the repair. In the event it is necessary to remove accessory structures such as fences, retaining walls, and the like, the property owner will be obligated to remove and restore such accessory structures to their pre-existing condition. In the event that obstacles such as yard sheds, garages, etc. are in the path of the sewer lateral and lie over the damaged portion of the lateral, the City reserves the right to require a rerouting of the lateral to avoid the necessity of structure removal. In the event that rerouting is impractical, the City and the property owner will meet to discuss a solution equitable to both parties.

In the event a dispute arises which has not been resolved through negotiation, the resolution will be brought before the City's Board of Adjustment acting as arbitrators (not in their role as a Board of Adjustment for land use variances and appeals) for a decision. Should the property owner disagree with the position of the City and the outcome of the Board of Adjustment's arbitration decision, the City will refund the full amount of the tax collected from that property owner, and the property owner may repair or replace the lateral at his/her own expense. The repair or replacement must be handled through normal permit procedures.

The property owner is responsible for ensuring the contractor has obtained all necessary permits.

If the property owner is experiencing a blockage problem with the sewer lateral service line, the property owner should contact a licensed plumber to clear the blockage. As a common home maintenance expense, the cost of cabling and clearing a sewer lateral service line is the property owner's responsibility. If the sewer lateral flow is restored and no qualified defect exists, then the incident is resolved. Tree root and root removal is not considered a qualified program defect.

If the plumber is unable to clear the blockage or if the sewer lateral shows evidence of qualified defect(s) during the blockage removal process, then this incident will become a priority investigation. The property owner should contact Public Works Sewer Lateral Program Coordinator (314.963.8642 between 7 am and 3:30 pm Monday through Friday) to report this incident and have Public Works investigate and coordinate possible repairs.



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In non-emergency sewer lateral repair situations, the property owner solicits three (3) repair estimates to submit to Public Works along with the program application form. Public Works will review and discuss the repair estimates with the property owner and with the property owner's input accept the estimate in the best interest to the City of Brentwood.

For eligible repairs, the property owner will contact and coordinate with the mutually approved contractor to perform repair work for the sewer lateral. **The eligible repair cost ceiling is limited to a maximum of \$3,500 per costs associated with repairs per property per calendar year.** Any sewer lateral repairs required above the \$3,500 maximum per repair incident are the responsibility of the property owner. The contractor will be properly licensed, insured, bonded, and experienced in completing this type of repair work.

The City will notify the property owner before work commences if any items will be disturbed as a result of work related to the sewer lateral. Any additional work performed by the contractor beyond the repair of the sewer lateral is the responsibility of the property owner.

The contractor will coordinate excavation with utility companies and obtain necessary permits to perform the required sewer lateral repairs.

Upon completion of the repair, the plumber will leave excavated earth piled on top of the line so settlement can take place. Lien waiver and one (1) year limited warranty shall be furnished to property owner.

A copy of the total repair bill must be provided to the property owner and the City of Brentwood identifying what amount is owed by whom. The property owner will pay any portion of the total cost which exceeds the cost ceiling directly to the contractor per the contractor's billing policy.

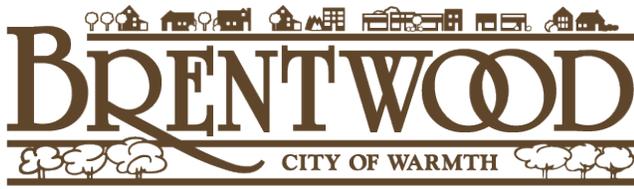
The Sewer Lateral Repair Program is intended to assist property owners who have continuous blockages and no sanitary sewer service. It is not intended to satisfy a home sale contingency. If the home buyer, seller or realtor has the sewer lateral inspected and noted defects with no history of blockages or meeting program criteria, then this repair request will be rejected.

The City has no obligation or responsibility for the performance by the sewer lateral contractor and no responsibility for any damages caused to the owner's property because of the sewer lateral line defects or failure or repair or restoration activity.

This program shall not cover damage to lateral lines which occur from "Acts of God," such as, but not exclusive to, earthquakes, tornadoes, floods or other natural disasters.

The City may periodically amend this policy in the best interest of the City and its homeowners.

POLICY EFFECTIVE DATE: JANUARY 1, 2020



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SEWER LATERAL REPAIR PROCESS STEP-BY-STEP OVERVIEW

1. Sewer lateral backup occurs.
2. Property owner contacts licensed plumber to open sewer lateral blockage.
3. Property owner pays plumber for opening sewer lateral flow.
- 4. If sewer lateral flow opens and no qualified defect exists, then the issue is resolved at this point.**
5. If sewer lateral shows evidence of defect(s), the property owner contacts Brentwood Public Works, completes Sewer Lateral Repair Program Application, obtains three (3) repair quotes and submits the quotes to Public Works.
6. Public Works staff conducts investigation to determine if repairs qualify for the program and reviews the three submitted repair quotes.
7. Public Works contacts property owner, discusses repair quotes, and with owner's input accepts quote in the best interest to City of Brentwood.
8. Property owner hires mutually approved contractor and pays respective share of repair costs. Repairs up to \$3,500 will be paid by City of Brentwood; property owner pays for repairs exceeding \$3,500.

In an emergency situation, if the blockage is not removed/defect detected/sewer lateral collapsed, then the property owner may only need one quote in step 5.