



## Development Advisory – 52: Public Utilities in Private Developments

November 14, 2019

### **City Code Update:**

The City is amending its ordinance to clarify the definition of the term “premises.” The proposed amendments are consistent with recent practice, and will reduce the long-term risk associated with maintaining and operating private water and sewer infrastructure, improve drinking water quality, and reduce sanitary sewer overflows associated with operating a private utility system. This will increase the number of connections required to the City’s infrastructure and decrease the number of privately owned and maintained water and sewer mains and associated infrastructure. These modifications will increase the number of connection fees required for new development and add some upfront cost for inspection and permit fees, but will reduce long-term homeowner association risk and operation and maintenance costs.

New verbiage is underlined and removed verbiage is ~~struck through~~.

### **The proposed changes are:**

Sec. 78-55. - Water meter and sanitary sewer cleanout.

(a) As used in this section, the word "premises" means:

- (1) A building under one roof occupied as one residence or business;
- (2) ~~A combination of buildings in one common enclosure and occupied by one or more than one family or business;~~ Each division of a double or tenement duplex house having a vertical partition or wall;
- (3) ~~Each division of a double or tenement house having a vertical partition or wall;~~ A condominium unit or apartment that can be individually owned and conveyed that is on street level with its own direct exit to a thoroughfare;
- (4) A building of more than one ~~apartment and having one or more entrances;~~ or residential dwelling unit or apartment where the units or apartments cannot be individually owned or conveyed;
- (5) A building having a number of ~~apartments~~ residential dwelling units or offices or both ~~and having one or more entrances.~~ that can be individually owned and conveyed and such units or offices are not on street level or do not have a direct exit to a thoroughfare.

(b) For each connection with the city's water and sanitary sewer lines, there will be required a water meter and sewer cleanout. The water meters are to be installed by the department of public utilities and sewer cleanouts by persons with an authorized plumbing permit issued by the department of inspections. Only one meter and cleanout shall be allowed for each premises, ~~and only one such premises can be supplied through one meter and cleanout unless,~~ unless in the judgment of the director of public utilities or duly authorized representative, multiple connections are necessary for adequate service. Every premises must be served by at least one meter and one sewer cleanout.

(c) The location of meters and cleanouts shall be in front of the premises to be served. If the premises is bordered by city water and sanitary sewer lines other than in front of the lot or premises, the location shall be determined in the judgment of the director or duly authorized representative.

(d) Whenever a building or premises is demolished, torn down or removed, the owner of the building or premises shall be required, at his or her expense, to request the department of public utilities to securely seal the city's water and sanitary sewer connections.

(Ord. of 12-9-69, § 4; Code 1970, § 28-14; Ord. of 1-13-70)

Please forward questions or comments to Ed West at 757-382-6671, [EdWest@cityofchesapeake.net](mailto:EdWest@cityofchesapeake.net), and Ellen Bergren at 757-382-6586, [ebergren@cityofchesapeake.net](mailto:ebergren@cityofchesapeake.net).

Our time table is as follows; two (2) week comment period, followed by referral to City Council.