

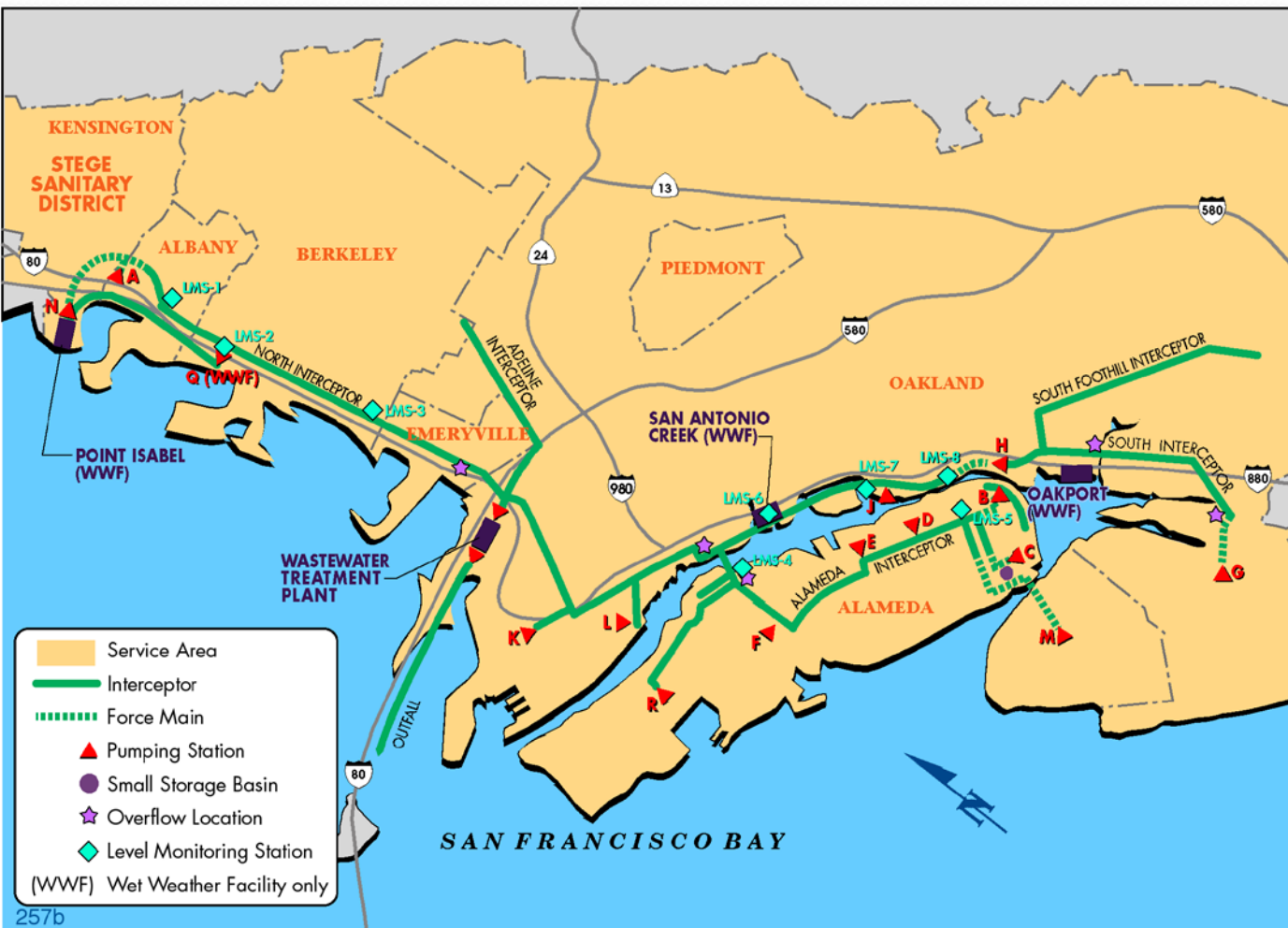
# **East Bay Regional Private Sewer Lateral Program Update**

**Presentation for BAPPG  
February 3, 2016**

# Agenda

- Background
- Regional Private Sewer Lateral (PSL) Program
- EBMUD PSL Rebate Program
- Next Steps

# Background

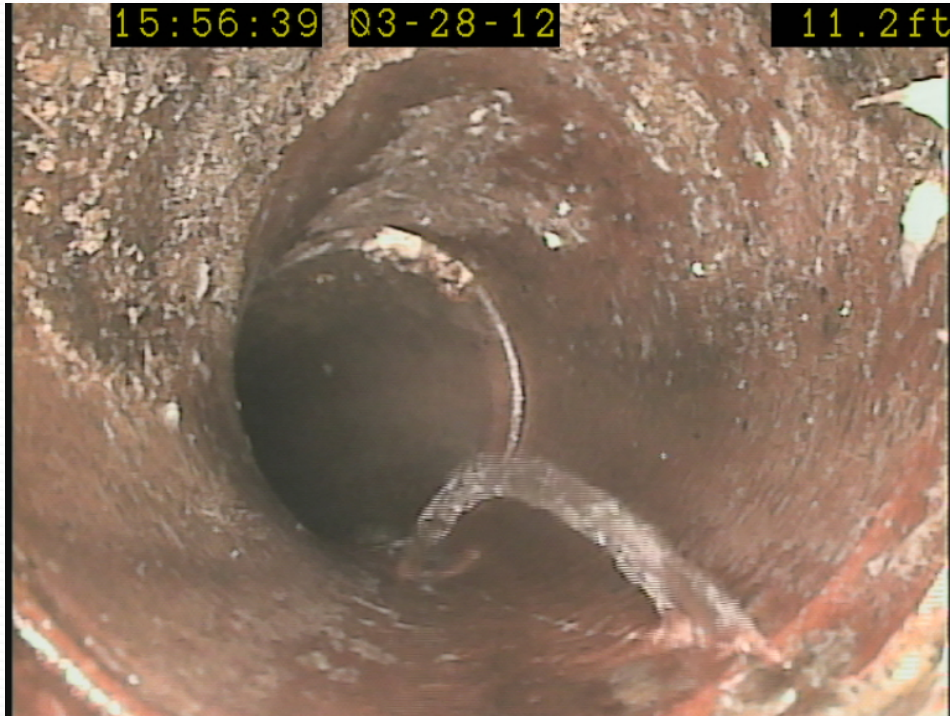


- EBMUD currently operates three Wet Weather Treatment Facilities
- Developed in the late 1980s as a solution to wet weather capacity challenges

# Background

- Permit was remanded in 2007 on the grounds that the WWFs do not meet secondary treatment standards
- EBMUD Entered into a Stipulated Order (SO) in July 2009 aimed at reducing I/I in the system and ultimately reducing WWF discharges
  - Required implementation of a Regional Private Sewer Lateral Program
- EBMUD and our 7 Satellite Agencies entered into a Consent Decree in September 2014
  - Continued implementation of PSL Program, along with Satellite rehab of mains and manholes

# Why a PSL Program?



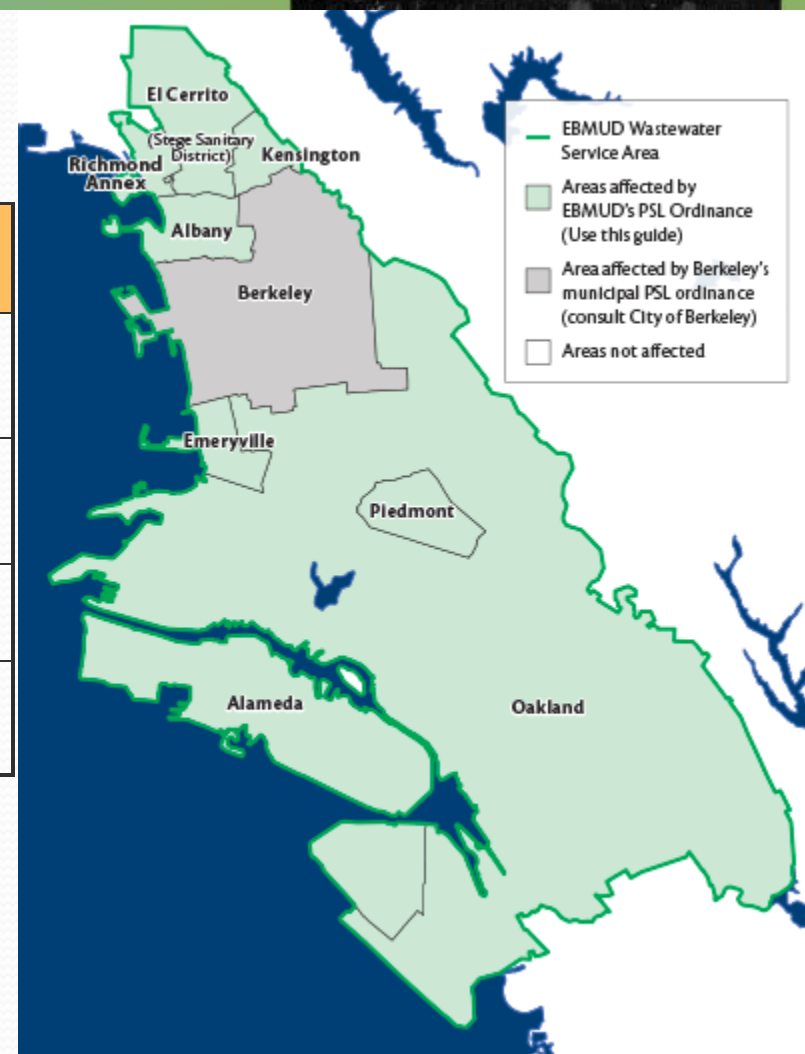
- PSLs represent ~50% of the pipe in the system
  - Align asset ownership with asset management responsibilities
- Focusing on public infrastructure only does not result in sufficient I/I reductions
  - Water migrates
- Review of historical property sale data indicated that 80% of properties turn over in 30 years



## EAST BAY REGIONAL **PRIVATE SEWER LATERAL** PROGRAM



AGENCY	EFFECTIVE DATE
<ul style="list-style-type: none"><li>• Piedmont</li><li>• Emeryville</li></ul>	August 22, 2011
<ul style="list-style-type: none"><li>• Stege Sanitary District</li></ul>	October 17, 2011
<ul style="list-style-type: none"><li>• Oakland</li></ul>	January 16, 2012
<ul style="list-style-type: none"><li>• Albany</li><li>• Alameda</li></ul>	January 1, 2015



# Regional PSL Ordinance

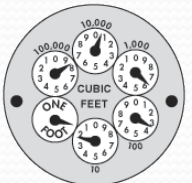
- Property owners must obtain a Compliance Certificate from EBMUD as proof that their private sewer laterals are free of leaks when:



buying or selling their property



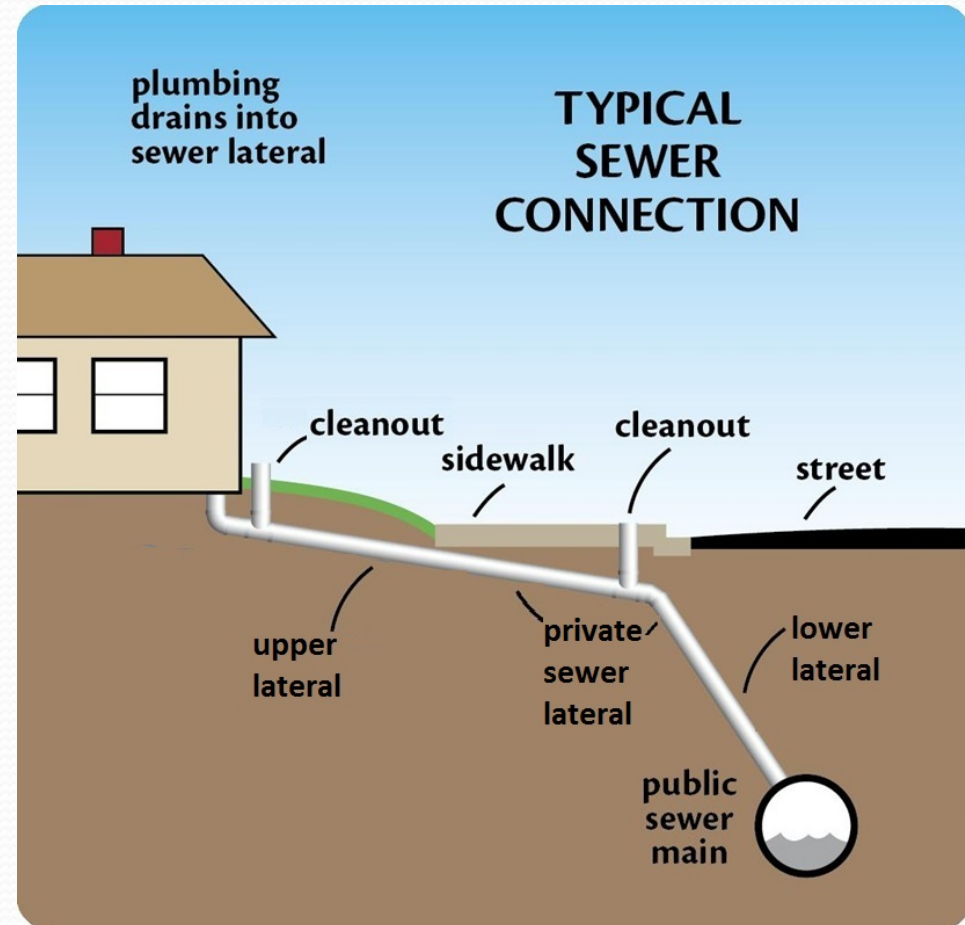
performing construction or remodeling valued at or greater than \$100,000, or



increasing/decreasing water meter size

# PSL Responsibility

- In Emeryville, Oakland, Piedmont, and Stege, property owner responsible for entire lateral, including connection to the main
- In Alameda and Albany, property owners are only responsible for the private upper lateral, except in a private system
- Per Consent Decree, cities must replace lower laterals when they replace mains





# Special Requirements / Exemptions

1. Time extension - up to 6 mos. *(For Property Sale only and requires \$4500 to be deposited with EBMUD)*
2. Exemption - some types of title transfers qualify for exemptions, as well as laterals that have been completely replaced within 10-25 years of the start date of the program
3. HOA properties, such as condos and single family homes, where the HOA is responsible for sewer lateral maintenance have until July, 2021 to comply
4. Properties with more than 1000 feet of laterals must develop a Condition Assessment Plan and Corrective Action Plan



# What will property owners need to do?

Step 1: Check lateral condition

Step 2: Obtain city permits

Step 3: Have any required work done

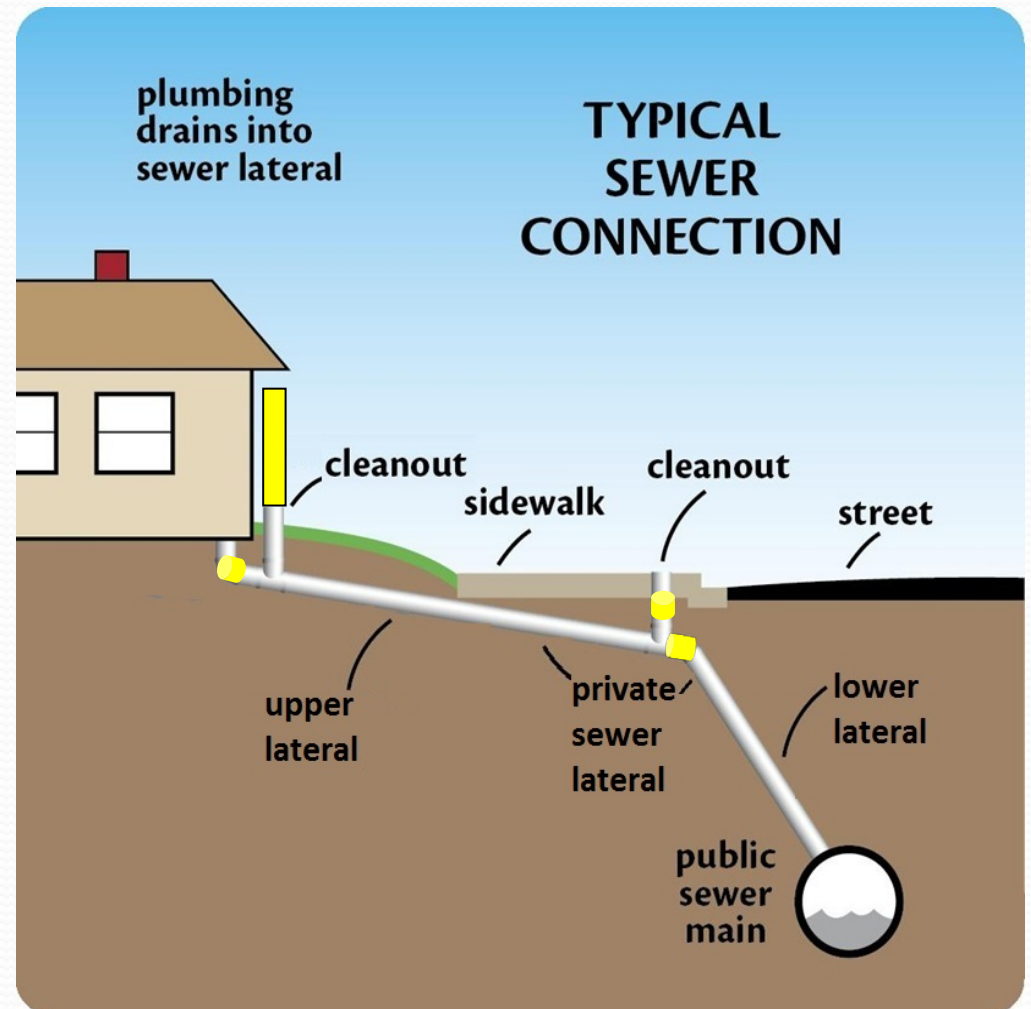
Step 4: Schedule an EBMUD verification test

Step 5: Pass the verification test and print Certificate

Step 6: Present a copy of the Compliance Certificate  
as part of property-related transaction

# EBMUD Verification Test

- EBMUD inspector observes a water or air pressure test (verification test) to confirm that the repaired or replaced lateral is free of leaks
- Satellite inspector ensures compliance of the work with local specs



# EBMUD PSL Online System

- Enables contractors or property owners to schedule EBMUD verification test appointment online
- EBMUD inspectors use iPads to enter field results directly into the system
- Customer can instantly print Compliance Certificate after successful inspection

EAST BAY REGIONAL PRIVATE SEWER LATERAL PROGRAM

**SITE MAP**

- Home
- What is a PSL?
- Parcel Search
- Guidelines:
  - Selling a Property
  - Building & Remodeling
  - Changing Meter Size
  - Exemption
- FAQ
- Help using this site
- Tools for Professionals

Property Address: 760 11TH ST OAKLAND Parcel Number: 002 -0009-022-00

Owner Name: Owner Email:

Owner Phone: EBMUD Acct. No.:

**Reservation Request for PSL Inspection for Compliance Certificate**

Please enter the following information (\* = required):

Contractor Company that will perform the verification test\*: Stewie's Sewie Repair

Contractor Phone\*: 555-5555

Contractor Mobile Phone:

Special Instructions:

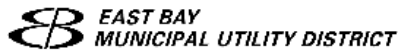
Please select an inspection appointment window from the following\*:

(Contractor must be ready for the inspection at the beginning of the appointment window)  
Warning: Any changed or cancelled reservation within 48 hours of the appointment will forfeit your fee.

Prev Weeks Next Weeks

	5/31	6/1	6/2	6/3	6/4	6/5	6/6	6/7	6/8	6/9	6/10	6/11	6/12	6/13
	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon
8 am to 11 am														
9 am to 12 pm														

# Sample Compliance Certificate



Regional Private Sewer  
Lateral Program

## Compliance Certificate for Private Sewer Lateral

Parcel Address: **1234 ANY STREET, ANYCITY**

Parcel Number: **000-000-000-0**

Expiration Date: **11/17/2031**

Certificate Number: **888**

Issue Date: **11/17/2011**

Type: **Compliance: replaced Lateral**

### Special Instructions:

Retain this PSL certificate for your records for any future parcel sale, remodel greater than \$100,000 or change of water meter size.

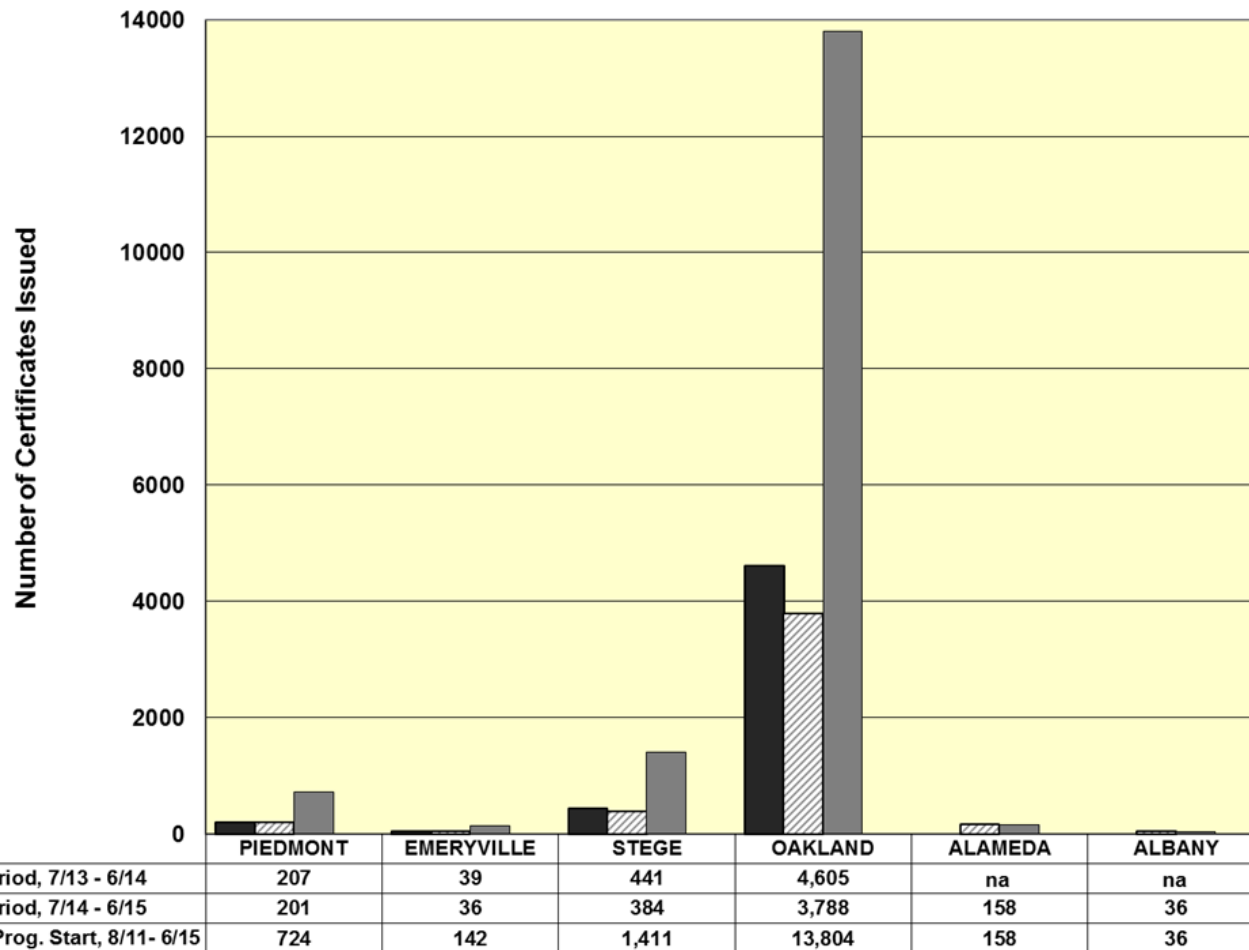
- Passed verification test with or without repairs = 7 years
- Passed verification test after full lateral replacement = 20 years

# PSL Program Fees

- Compliance Certificate: \$225
- Time Extension Certificate: \$94
- Inspection Rescheduling: \$73
- Extra Lateral or Verification Test: \$66
- Off-Hours Verification Test: \$200 (2.5 hrs)

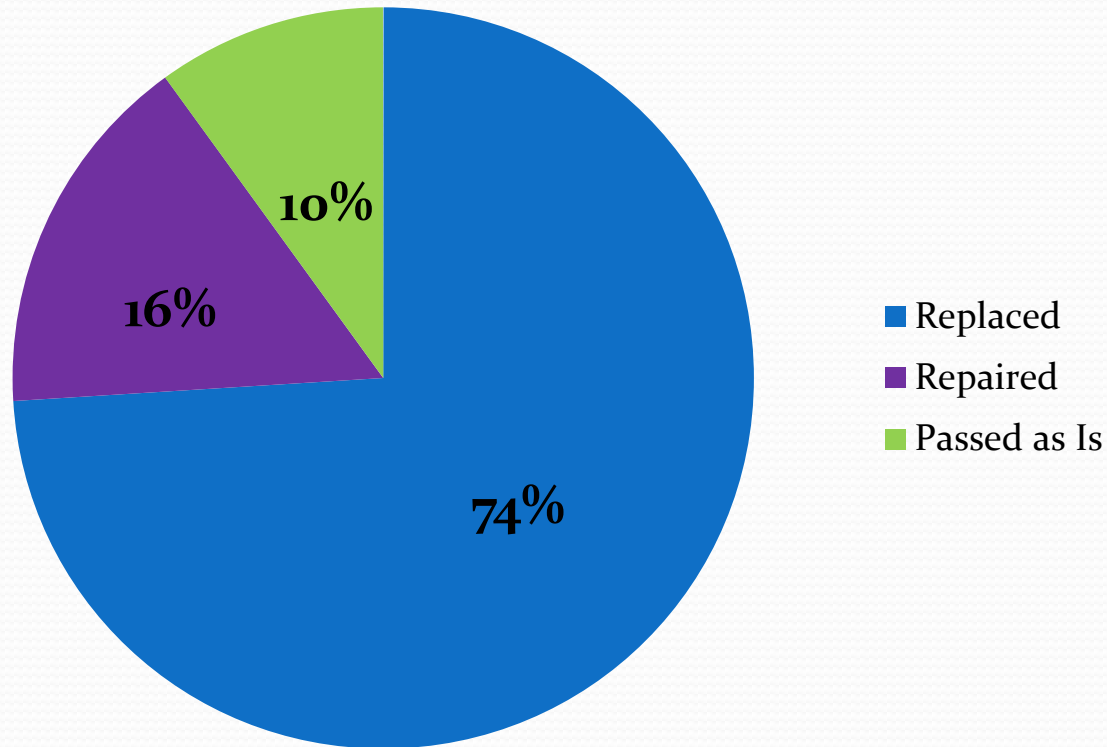


# PSL Program Statistics



- To date, EBMUD has issued over 19,000 Compliance Certificates

# Need for PSL Work



Data from FY15

# PSL Program Compliance

- EBMUD checks property sale data against compliance database monthly
- For non-compliant properties:
  - 2 Courtesy Notices
  - Notice of Violation
- Compliance rate following the enforcement notices is >90%

# PSL Rebate Program Recap

- Under Stipulated Order, EBMUD was also required to implement a PSL Incentive Program:
  - Grants/rebates intended to incentivize property owners not hitting ordinance triggers to voluntarily replace PSLs
  - \$2M/year (not including program admin)
- No existing project of similar scope or complexity
  - Geographically diverse service area
  - Portions of service area owned and operated by others
- Uncertainty regarding optimum rebate amount for influencing participation levels

# A Note on What Didn't Work

## ➤ Pilot project approach

- Test and refine processes for implementing rebate program
- Vary rebate amounts
- Acquire necessary information for the implementation of a long-term program
- Piloted multiple approaches
  - Rebate covering partial cost
  - Rebate covering full cost
  - EBMUD contractors perform work

# Incentive Program Results: Overall

Case Study	# Properties	Maximum Rebate Offered	# Properties Certified	% Completed	Total Invoices Received	Total Funding Provided	% Costs Covered
1	51	\$113,475	1	2%	\$4,482	\$2,225	50%
2	103	\$229,175	18	17%	\$78,386	\$38,400	49%
3	1746	\$5,238,000	578	33%	\$2,099,622	\$1,679,479	80%
4	818	\$4,389,705 <sup>1</sup>	351	43%	\$2,071,519	\$2,071,519	100%
Total	2718	\$9,970,355	948	35%	\$4,254,009	\$3,791,623	89%



# Incentive Program Results: Replacement by EBMUD Contractors

- Low participation

	# Offered	# Interested	% Interested
		<b>Total</b>	
<b>Phase 1</b>	<b>106</b>	<b>55</b>	<b>52%</b>
<b>Phase 2</b>	<b>110</b>	<b>56</b>	<b>51%</b>
<b>Phase 3</b>	<b>138</b>	<b>67</b>	<b>49%</b>
<b>Phase 4</b>	<b>163</b>	<b>59</b>	<b>36%</b>
<b>Phase 5</b>	<b>243</b>	<b>128</b>	<b>53%</b>
<b>Phase 6</b>	<b>58</b>	<b>17</b>	<b>29%</b>
<b>Total</b>	<b>818</b>	<b>382</b>	<b>47%</b>

- Poor financial performance

Release	# Properties	# Completed	Total Cost	Unit Cost
<b>Lot Release 3</b>	60	59	\$ 323,967	<b>\$ 5,491</b>
<b>Lot Release 4</b>	81	78	\$ 451,064	<b>\$ 5,783</b>
<b>Lot Release 5</b>	70	69	\$ 450,539	<b>\$ 6,530</b>
<b>Lot Release 6</b>	70	61	\$ 373,335	<b>\$ 6,120</b>
<b>Lot Release 7</b>	35	34	\$ 205,104	<b>\$ 6,032</b>
<b>Total</b>	316	301	\$ 1,804,008	<b>\$ 6,013</b>



# Incentive Program Conclusions

- Duplicative with Ordinance
- Challenging to get meaningful participation
- Rebates more cost-effective than agency-hired contractors

# Next Steps

- Continued outreach to HOAs and parcel groups with >1,000 feet PSL
  - Letter of Responsibility from HOAs
  - Condition Assessment Plan from >1000



# Questions?

Angelee Strawder  
EBMUD

[astrawde@ebmud.com](mailto:astrawde@ebmud.com)

510-287-1621

[www.EastBayPSL.com](http://www.EastBayPSL.com)