

**501 PRIMROSE ROAD BURLINGAME CA 94010-3997
(650) 558-7260 FAX: (650) 696-7208
WEB SITE: www.burlingame.org**

BUILDING SEWER LATERAL TESTING PROCEDURE & REQUIRMENTS

When Is It Required?

The ordinance requires testing and repair of laterals *prior to the sale of property* if the building was constructed 25 years or more before the date of sale. Date of construction shall be the date the Building Permit was finalized. In addition, testing is required if two (2) or more plumbing fixture units are added to a property. The following procedures and requirements are adopted to implement Ordinance No.1329.

It shall be the owner's responsibility to determine if testing is needed. Please start by checking the City of Burlingame website. Once at the site go to "Departments", then to "Engineering" then to "Sewer Lateral Test Ordinance 1329" for a detailed list of Specific property's and when the lateral was last tested or replaced. Contact the Public Works Department, (650-558-7230) if you have any questions. It can be assumed that testing and repairs have not been done unless the property has been sold after August 1986. If the Lateral needs testing, the property owner shall obtain a contractor or plumber to perform the test. The test shall be performed as follows:

- 1. The test must be witnessed by a City representative to be Valid. An Encroachment Permit is required prior to Scheduling this test. These Permits are available at the Public Works counter, second floor of City Hall. The Public Works department has all the standard details that describe the test methods and acceptance. All Arrangements and set up should be completed by the time the City representative arrives to witness the test.**
- 2. Each lateral is to have a cleanout located in the City right-of-way. If one does not exist, a cleanout shall be Installed. The private owner's contractor will install the cleanout with an Encroachment Permit from the Department of Public Works. City personnel will spend a limited amount of time to assist in locating the Cleanout or lateral. A cleanout located adjacent to the building will be a help in testing and is also required By the Uniform Plumbing Code. All cleanouts on private property shall have a Poppet Cap. A Plumbing Permit is required for any work to be performed on your sewer lateral. Obtain a Plumbing Permit from the Building Department.**
- 3. Testing will be accomplished by either a water exfiltration test or an air test. The air test shall be used in Hillside areas where the hydraulic head pressures are too high. If the lateral fails the test, the lateral shall be either repaired or replaced and retested until the lateral passes. A second test to a second Encroachment Permit will be required and will have additional fees. A Plumbing Permit will be required for any repairs or Replacement. A complete replacement from building to City cleanout is effective For 25 years. A repaired and Tested lateral is effective for ten (10) years.**
- 4. The City neither has nor will make any determination as to who will pay for testing and repairing. That is to be decided between the parties involved in the sale.**

Is This Requirement Something New?

Ordinance No. 1329 was adopted July 7, 1986 and became effective August 7, 1986. It was modified by Ordinance 1623 on March 23, 2000 to require the abatement of sewer laterals and cleanouts which are found

to contain leaks or separations. Laterals covered are from the Building served to the cleanout in the City right-of-way.

S:\2006 Updated Handouts\Building Sewer Lateral Testing: updated 11/2006

TESTING PROCEDURE

A. Water Exfiltration Test. The contractor shall furnish all materials and equipment, except the calibrated bucket. The contractor shall plug the lateral and riser at the City cleanout and then surcharge the line with water to a point equal to the foundation's grade (floor joist level) or concrete slab, depending on construction. The minimum height of the water level shall be two feet (2'-0") above the flowline of the lateral at the City cleanout. If there is any fixture inside the structure lower than testing water level, the contractor shall have to either plug the fixture or the lateral at the building. An approved backwater valve shall be installed if there are any plumbing fixtures level of the City cleanout. A plumbing Permit is required for this work. The contractor may also install or use an existing cleanout near the structure at the grade (floor joist level) or concrete slab floor level to establish the minimum two feet (2'-0") water level.

The lateral shall remain surcharged for a period of 30 minutes and the amount of water loss shall be measured. The lateral shall be considered acceptable if the water lost is less than (4) gallons. No increase or allowance is allowed for long laterals or for laterals larger than the 4-inch minimum size.

B. Air Test. The contractor shall furnish all materials, equipment and labor for making the test, except the pressure test gauge. Air test equipment shall be approved by the City. The contractor shall clean pipe and plug the lateral at the building line and the City cleanout. (If a cleanout is within two feet (2'-0") of the building, the lateral may be plugged at the cleanout.)

The leakage test of the lateral shall be conducted in the presence of the City in the following manner:

Air shall be slowly supplied to the plugged lateral until the internal air pressure reaches 4.0 pounds per square inch greater than the average back pressure of any groundwater that may submerge the pipe. The air pressure shall be regulated by a suitable regulator valve.

At least two minutes shall be allowed for temperature stabilization before proceeding further. The rate of air loss shall then be determined by measuring the time interval for the internal pressure to decrease from 3.5 to 2.5 pounds per square inch greater than the average back pressure of any groundwater that may submerge the pipe.

The lateral shall be considered acceptable if the time interval measured for the internal pressure to drop from 3.5 to 2.5 pounds per square inch is 10 seconds or greater. Air test data is on Standard Drawing No. A-2660.