

## CHAPTER 4 DEVELOPMENT WITHIN THE AUTHORITY'S SERVICE AREA

### 401.0 Procedures Manual for Developers

- 401.1 The Authority\* has adopted a Procedures Manual for Developers applicable to Development within the Authority's service areas in the City. The current Procedures Manual for Developers, and any amendments thereto duly adopted by the Authority, are a part of these Rules and Regulations. The Procedures Manual for Developers is available at the Authority's website, [www.pgh2o.com](http://www.pgh2o.com),
- 401.2 Because the Procedures Manual for Developers cannot address all issues relating to water and sewer facilities on all properties, Developers are encouraged to schedule a preliminary meeting with the Authority's Engineering and Construction Division to discuss the scope of the project, the available water and sewer service, and the Authority's requirements.

### 402.0 Water and sewer facilities serving a single building or property

- 402.1 Water lines that serve a single building or property are Water Service Lines and, except as provided in section 506 of these Rules and Regulations, are the responsibility of the building or property Owner.
- 402.2 Sanitary Sewers, Storm Sewers, and/or Combination Sewers that serve a single property are Sewer Laterals and are the responsibility of the property Owner.

### 403.0 Facilities constructed by Owners or developers and dedicated to public use

- 403.1 The Authority may grant permission to an Owner or developer of property to lay water, Sanitary Sewer, and/or Storm Sewer lines intended to serve multiple Dwelling Units and/or Business Use Properties, such facilities to be dedicated to public use, provided that the property Owner or developer enters into a development agreement with the Authority in a form satisfactory to the Authority.
- 403.2 If water, Sanitary Sewer, or Storm Sewer lines serving multiple buildings or properties are located on private property, it shall be the responsibility of the property Owner or Owners served by the lines to maintain them without expense or other liability to the Authority. Provided, however, that when in the judgment of the Authority it is in the best interest of the Authority, then the Authority may accept the dedication of the water and/or sewer lines to public use, provided that the property Owner or Owners execute an agreement, in a form acceptable to the Authority, whereby an easement or right-of-way of sufficient width to protect the water and/or sewer facilities is granted and the Authority is given the right of entry for the maintenance, inspection, operation, repair, replacement, removal and/or abandonment in place of the dedicated facilities.
- 403.3 Where a property Owner or developer constructs or causes to be constructed at the property Owner or developer's expense any extension of the water or Sewer System dedicated to and accepted for public use, the Authority shall provide for partial reimbursement to the property Owner or developer if, within 10 years of the dedication, the Owner of another property not in the Development for which the extension was constructed connects a Water Service Line or Sewer Lateral directly to the extension. Reimbursement shall be calculated and made as provided in 53 Pa. C.S. § 5607(d)(31).

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\* Words with initial capital letters are defined in Section 102.0 of these Rules and Regulations.

#### **404.0 Water and Sewer Use Application**

404.1 As provided in the Procedures Manual for Developers, the Authority requires the completion and submission of a Water and Sewer Use Application for:

- .1 new water and/or sewer tap(s) for all subdivisions;
- .2 new water and/or sewer tap(s) for residential development larger than a Single Family Residential Development (total project flow is greater than 799 gallons per day);
- .3 new water and/or sewer tap(s) for all Business Use Properties; and
- .4 change of use of a facility or property resulting in an increase in sanitary flows (greater than 799 gallons per day) to an existing tap on an Authority Sewer Main.

The applicant can obtain the Application from the Authority website ([www.pgh2o.com](http://www.pgh2o.com)), by mail or by calling 412.255.0841 to request a copy. Instructions for completing the Application are found in the Procedures Manual for Developers.

404.2 A Water and Sewer Use Application is not required if the only proposed change is the termination of a water and/or sewer tap. However, the applicant must prepare and submit Form TERM—Termination Permit. Termination drawings may also be required. Instructions for preparing Form TERM for sewer taps are found in Chapter 3A or 3B of the Procedures Manual for Developers. Instructions for preparing Form TERM for water taps are found in Chapter 4 or 5.

404.3 A Water and Sewer Use Application is not required for a Small Residential Development (up to 799 gallons per day). However, the property Owner or developer may be required to complete a Customer Application, Water Service Connection Application, Sewer Lateral Connection Application, or Tap Termination Permit, depending upon the planned Development. Applicable fees must be paid prior to the commencement of the work. The application and permit forms are contained in the Procedures Manual for Developers, located on the Authority's website. The appropriate forms can be completed and any applicable fees paid at the Authority's permit counter, First Floor, Penn Liberty Plaza I, 1200 Penn Avenue, Pittsburgh, PA 15222.

#### **405.0 Water and sewer tap-in plans**

405.1 As provided in the Procedures Manual for Developers, the Authority requires the completion and submission of a water and/or sewer tap-in plan for:

- .1 any new water and/or sewer tap(s) for all subdivisions;
- .2 any new water and/or sewer tap(s) for a Residential Development larger than a Single Family Residential Development;
- .3 any new water and/or sewer tap(s) for Business Use Properties;
- .4 any change in the use, as defined by the Authority, of any facility or property resulting in an increase in water flows from or sanitary flows to an existing tap on an Authority main; and
- .5 any termination of any water and/or sewer tap(s) at the Authority main.