

Building Sewers, Foundation Drains, and Sump Pumps Inspection Policy

SECTION I – WHEN INSPECTION IS REQUIRED

- A. In accordance with Rice Lake City Ordinance # 25, inspection of Building Sewers, Foundation Drains and Sump Pumps on a property is required under any of the following circumstances:
1. When building a new structure on property with an existing Building Sewer, or when otherwise proposing to connect a previously unconnected structure to an existing Building Sewer;
 2. As a condition of approval of any major building remodel project. A major building remodel project is one that is estimated by the City to cost \$50,000.00 or more;
 3. Prior to the close of escrow when the property is transferred via sale or other transfer of ownership by deed, instrument or writing as provided in Article XI (unless qualified for a waiver of inspection requirement); and
 4. Whenever the city finds that a sewage overflow emanating from a Building Sewer presents a threat to public health, even if it has not flowed across a property line.
 5. On a 10-year rotation cycle, trained City staff or contractors shall inspect all Building Sewer, Foundation Drain, and Sump Pumps within the City.

SECTION II – APPLICATION, INSPECTION AND REVIEW

- A. Upon determination that inspection is required, the property owner shall complete an application as provided by the City and submit to City Hall staff.
- B. Property owner may hire a licensed plumber or opt to have trained City staff perform the inspection for a fee to be determined by the City Council.
- C. Property owner or City Utilities staff shall submit a signed inspection form together with the video recording of the subject sewer lateral to the City for review.
- D. Document review:
1. City utilities supervisor and/or engineer will review the lateral inspection tape within ten working days of receipt.
 2. Videos will be held at City Hall for 60 days and may be picked up by the property owner. Video materials not claimed will be disposed of.
 3. Based on review of the inspection documents, property owners will either be issued a Certificate of Compliance or Notice to Repair. All notices will be sent to the owner on file with the County Assessor's office and to the property address.

SECTION III – WHEN REPAIRS ARE REQUIRED

- A. Property owners with sewer lateral, foundation drain, or sump pumps requiring repairs or corrections will be issued a Notice to Repair. The Notice to Repair will specify the date by which repairs must be completed as well as the documents needed to verify repair.
- B. Permits required:
 - 1. Repairs involving any connections to, appurtenances of, or alterations to the public sewer must be:
 - a. performed by a contractor permitted by the City.
 - b. pre-approved by City staff and/or engineer by review of plans submitted to City Hall.
- C. All repairs must be inspected for compliance by City staff and/or engineer

SECTION IV – FAILURE TO COMPLY

- A. Failure to comply with this policy may result in fines (to be determined)

REPEALER - This policy hereby repeals and replaces any former Building Sewers, Foundation Drains, and Sump Pumps Inspection Policy.

EFFECTUATION - This policy was approved and adopted by Rice Lake City Council on July 22, 2019.



John Werner, Mayor

Attest: 

Toni Blomdahl, City Clerk/Treasurer



SEWER LATERAL INSPECTION APPLICATION

CITY OF RICE LAKE - 4107 WEST BEYER RD – RICE LAKE, MN 55803 - 218-721-3778

In accordance with Rice Lake City Ordinance # 25 Section 5.3, inspection of Building Sewers, Foundation Drains and Sump Pumps on a property is required under any of the following circumstances:

1. When building a new structure on property with an existing Building Sewer, or when otherwise proposing to connect a previously unconnected structure to an existing Building Sewer;
2. As a condition of approval of any major building remodel project. A major building remodel project is one that is estimated by the City to cost \$50,000.00 or more;
3. Prior to the close of escrow when the property is transferred via sale or other transfer of ownership by deed, instrument or writing as provided in Article XI; and
4. Whenever the city finds that a sewage overflow emanating from a Building Sewer presents a threat to public health, even if it has not flowed across a property line.

Property Address: _____ Parcel ID: _____

Property Owner(s): _____

Email: _____ Phone: _____

Reason for inspection (circle one): Building Permit Sale of Property Problem Apparent

If Sale of Property, please provide the following:

Realtor Name & Company: _____

Realtor phone number/email: _____

Title Company: _____ Phone Number: _____

As owner of the above-mentioned property, I certify under penalty of perjury that I have read and will comply with the requirements of Inspection and Repair of Building Sewer, Foundation Drain and Sump Pump found in City of Rice Lake Ordinance # 25, Section 5.3. I acknowledge that I am aware that although this is not a condition of sale or transfer of the property, it is a requirement imposed by law.

Signature: _____ Date: _____

****WAIVER OF INSPECTION REQUIREMENT:** Under penalty of perjury, I hereby certify that the sewer lateral on the above-mentioned property has been completely replaced, in accordance with Ordinance # 38, within the last 10 years; or a passing inspection has been completed within the last 5 years. Certification is attached.

Signature: _____ Date: _____