

TITLE III - PUBLIC SERVICES  
SANITARY SEWERS

CHAPTER 96  
BUILDING SEWERS AND CONNECTIONS

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96.01 PERMIT REQUIRED. No unauthorized person shall uncover, make any connection with or opening into, use, alter or disturb any public sewer or appurtenance thereof without first obtaining a written permit from the City. Any connection to a public sewer within the jurisdiction of the City shall be subject to the rules and regulations of the City and to the charges, rates, rents, fees and assessments which are or may be established by the City as being applicable, and shall be made under permits issued by the City.

96.02 CONFORMITY TO CITY'S SPECIFICATIONS. The construction of sewers which are to be connected to and become a part of the public sewer system shall be done in conformity with the City's specifications and the following requirements:

1. Plans shall be submitted to the Clerk and approved by the City Coordinator and a letter requesting permission to build shall be filed with and approved by the Council prior to commencement of work. Construction of said sewers shall be conducted in the presence of the City Coordinator or an authorized representative.
2. A two-year maintenance bond shall be placed on file upon completion and prior to acceptance of the work.
3. No person shall tap any public sewer at any other place than at the regular junction "tee" or "wye" built into the sewer, without specific authority from the City Coordinator nor shall any connection be made with the public sewer except in the presence of the City Coordinator or an authorized representative. Connections shall be made in accordance with the specifications of the City.

4. No connection shall be made to a public sewer for any facility located outside of the corporate limits of the City unless permission is specifically granted by resolution of the Council.
5. The construction of and use of combined sewers is hereby prohibited.
6. When any building or structure is razed or moved, and the sewer service is discontinued, all sewer connections shall be properly stopped or cut off at the curb line, according to the specifications of the City and as approved by an inspector of the City.

96.03 INTERCEPTORS REQUIRED. Grease, oil or sand interceptors shall be provided upstream from the connection to a public sewer when in the opinion of the City Coordinator they are necessary for the proper handling of liquid wastes containing grease, any inflammable wastes, sand or other harmful ingredients; except that such interceptors shall not be required for private living quarters or dwelling units. All interceptors shall be of type and capacity approved by the City Coordinator and shall be located as to be readily and easily accessible for cleaning and inspection. With the filing of the application for sewer connection, the applicant shall provide sufficient information for the City Coordinator to determine whether an interceptor is required. A permit shall not be issued until such time as the City Coordinator makes the determination. If the City Coordinator determines the need for an interceptor, the applicant must submit construction plans for the City Coordinator's review and approval for issuance of a permit for service connection.

96.04 CONNECTION FEE.

1. Special Tax. If the Council requires construction of a public sewer system extension to make sewer service available to the property served, the Council may by ordinance assess a special tax for reimbursement of the cost of construction borne by the City of the sewer to which connection is made. If any amount assessed against property under this section will exceed one hundred dollars (\$100.00), the City may permit the assessment to be paid in up to ten (10) annual installments. Charges, if not paid, are a lien upon the premises served. ~~This connection charge is a one-time fee and shall apply only to sewer connection mains designated by the Council, with fees as follows:~~

(Code of Iowa, Sec. 364.12, 364.13, 384.38 & 384.84)

A. Connection of New Construction. A charge of one thousand dollars (\$1,000.00) per connection is assessed on new connections made after October 24, 1991, as listed below. For new construction

after June 1, 1995, installment payments are not available and payment shall be made prior to connection.

- (1) East 6th Street — 1,112 feet of main from approximately 250' east of 11th Avenue east to a sewer lift station.
- (2) East 5th Street — 917 feet of main starting approximately 250' east of 11th Avenue east to the end (being approximately 622' west of 14th Avenue and 295' east), and 350' of north/south pipe connecting East 5th Street to East 6th Street sewer pipe.
- (3) Riverview Drive — 450 feet of north/south main from a sewer lift station on the north end.
- (4) Golf View Drive — 310 feet of north/south main from Golf View Drive north through an easement. *(Ord. 820 – Feb. 01 Supp.)*
- (5) Highway 218 — 257 feet of main extended eastwardly under Highway 218 (to rear of Modern Motel) thence 212 feet north and 100 feet south.
- (6) 21st Street between "C" Avenue and 2nd Avenue; and 1st Avenue extending north from 21st Street to an 18" sewer interceptor (a 1995 "T" shaped project extending sewer main 1,960 feet on 21st Street and an area known as Schoonover 2nd Addition).
- (7) Hinkle Creek drainage basin between 2nd and 4th Streets, approximately 860 feet of main, east side of creek, to a new lift station.
- (8) East 15th Street — 2,670 feet of main from 10th Avenue east; and 306 feet of sanitary sewer connecting perpendicular northerly on S 14th Avenue. *(Ord. 738 – May 97 Supp.)*
- (9) Highway 218 — 210 feet of sanitary sewer extending westerly under Hwy 218 (near W 16th St.) to S "K" Avenue. *(Ord. 738 – May 97 Supp.)*
- (10) East 7th Street — approximately 913 feet of main from the east end of the improved end of E 7th Street (approximately 14 Ave.), thence 40.2 feet north, thence 517.4 feet east on E 7th Street right-of-way, thence 287.9 feet north to E 6th Street, thence west 67.5 feet on E 6th Street to a lift station. *(Ord. 768 – Feb-99 Supp.)*
- (11) East 16<sup>th</sup> Street from 11<sup>th</sup> Avenue to 14<sup>th</sup> Avenue; 12<sup>th</sup> Avenue from 15<sup>th</sup> Street to 16<sup>th</sup> Street; and 11<sup>th</sup> Avenue, 12<sup>th</sup> Avenue and 13<sup>th</sup> Avenue from 16<sup>th</sup> Street south to cul-de-sacs, all in Bascom's Additions Parts One & Two. *(Ord. 854 – Jan. 03 Supp.)*
- (12) West 16<sup>th</sup> Street – from Hwy 218 to "M" Avenue in Wenner's First Addition. *(Ord. 838 – Oct. 01 Supp.)*

- (13) "S" Avenue in Westridge Estates – Part One Addition.  
(*Ord. 838 – Oct. 01 Supp.*)
- (14) East 5<sup>th</sup> Street to East 6<sup>th</sup> Street – approximately 915 feet of sanitary sewer beginning on E 5<sup>th</sup> St. to its east end, thence south to E 6<sup>th</sup> St., thence to the sanitary sewer lift station.  
(*Ord. 894 – Feb-04 Supp.*)
- (15) East 13<sup>th</sup> and East 14<sup>th</sup> Streets in Eastview Estates Second and Third Additions.  
(*Ord. 900 – Jul. 04 Supp.*)
- (16) West 6<sup>th</sup> Street, 170 feet of main crossing F Ave. and under Railroad Tracks.  
(*Ord. 905 – Mar. 05 Supp.*)
- (17) 4100 feet of gravity sewer main from the Benton County Home, Cedar Valley Ranch, to the lift station on East 13<sup>th</sup> Street.  
(*Ord. 950 – Dec. 07 Supp.*)

B. Required Connection of Existing Buildings to Public Sewer. Abutting property located on the above listed sewer mains that are required to connect may elect the annual installment provision provided a minimum of one hundred dollars (\$100.00) is paid prior to the connection and an installment agreement is signed. Replacement pipe or relocation connection to the City public sewer system is exempt from this fee.

- (1) Interest on the unpaid balance shall be set at time of agreement to equal maximum rate in effect for assessment established under Section 74A.4 of the Code of Iowa.
- (2) The first installment shall bear interest on the whole unpaid assessment from the date of the installment agreement. First installments on agreements dated after October 1 will be due the following year.
- (3) Installments are due the first day of December with interest on the whole unpaid assessment. Installments unpaid January 1 shall be delinquent and the City may assess the costs against the property in the same manner as a property tax.

(Code of Iowa, Sec. 364.12)

- (4) All future installments of an assessment may be paid on any date by payment of the then outstanding balance, plus interest to the next December 1 or additional annual installments may be paid after the current installment has been paid before December 1 without interest. A payment must be for the full amount of the next installment. If installments remain to be paid, the next annual installment with interest added to December 1 will be due as provided in subparagraph (3).

C. Reconnection to a Public Sewer From a Common Private Building Sewer. In pre-existing cases where more than one building is connected to a common private sewer service line, and property owners apply to Council to make public sewer available for separate building sewers, Council shall consider each case as requested. If Council determines to assist in an improvement, Council shall set a connection fee by resolution of Council. Other connection fees in this section will not apply. *(Ord. 823 – Jul. 01 Supp.)*

2. If the property described in the application has not been assessed or is not subject to an assessment of a special tax for the payment of the cost of construction of the sewer to which connection is made, a connection fee in the amount of thirty dollars (\$30.00) shall be collected by the Clerk before a permit shall be issued.

96.05 SEPARATE BUILDING SEWERS. A separate and independent building sewer shall be provided for every building; except where one building stands at the rear of another on an interior lot and no private sewer is available or can be constructed to the rear building through an adjoining alley, court, yard, or driveway. In such cases the building sewer from the front building may be extended to the rear building and the whole considered as one building sewer.

96.06 CONNECTION REQUIREMENTS. Any connection with a public sanitary sewer must be made under the direct supervision of the Superintendent and in accordance with the following:

1. Plumber or Pipe Layer to Make Installations. Any installation of a private sewer building service and its connection to a public sewer shall be made by a Master Plumber licensed by the City or a Sewer Service Installer licensed by the City. *(Ord. 624)*

2. Inspection. All connections with the sanitary sewer system before being covered shall be inspected and approved, in writing, by the superintendent. As soon as all pipe work from the public sewer to inside the building has been completed, and before any backfilling is done, the superintendent shall be notified and shall inspect and test the work as to workmanship and material. No sewer pipe laid under ground shall be covered or trenches filled until after the sewer has been so inspected and approved. If the superintendent refuses to approve the work, the plumber or owner must proceed immediately to correct the work.

3. Connection Deadline. All approved connection permits shall require the owner to complete construction and connection of the building sewer to the public sewer within thirty (30) days from the approval of the permit.
4. Extension of Time. When, in the judgment of the superintendent, a property owner on application has made sufficient showing that due to conditions beyond said property owner's control or peculiar hardship, the period of time set forth for the completion of the connection shall be inequitable or unfair to the property owner, an extension of time within which to comply with the provisions herein may be granted.
5. Preparation of Basement or Crawl Space. No connection for any residence, business or other structure with any sanitary sewer shall be made unless the basement floor is poured, or in the case of a building with a slab or crawl space, unless the ground floor is installed with the area adjacent to the foundation of such building cleared of debris and backfilled. The backfill shall be well compacted and graded so that the drainage is away from the foundation. Prior to the time the basement floor is poured, or the first floor is installed in buildings without basements, the sewer shall be plugged and the plug shall be sealed by the superintendent. Any accumulation of water in any excavation or basement during construction and prior to connection to the sanitary sewer shall be removed by means other than draining into the sanitary sewer.
6. Watercourse Crossings. No sewer connection shall be laid so that it is exposed when crossing any watercourse. Where an old watercourse must of necessity be crossed and where there is any danger of undermining or settlement, cast iron soil pipe or vitrified clay sewer pipe thoroughly encased in concrete shall be required for such crossings. Such encasement shall extend at least six (6) inches on all sides of the pipe. The cast iron pipe or encased clay pipe shall rest on firm, solid material at either end.
7. Specifications. Materials, sizing, grade and location of piping; joints and connections; cleanouts; changes in direction; and sewage lifts for building sewers shall be as specified in the Iowa State Plumbing Code, Iowa Department of Public Health. *(Ord. 925 - Dec. 05 Supp.)*
8. Property Owner's Responsibility. All costs and expenses incident to the installation, connection and maintenance of the building sewer shall be borne by the owner. The owner shall indemnify the City from any loss or damage that may directly or indirectly be occasioned by the installation of the building sewer.

9. Streets and Alleys. All trench work, excavation or disturbance of any street, parking, or alley in making a connection shall be performed in accordance with applicable excavation provisions as provided in this chapter and the provisions of Chapter 175.

*(Ord. 620)*

96.07 EXCAVATIONS. All excavations for building sewer installations shall be made in accordance with the following:

1. Trenching, Excavation and Backfill. Trenching, excavation and backfill for building sewers shall be as specified in the Iowa State Building Code.
2. Public Right-of-way (PROW). No person shall obstruct or excavate any public right-of-way except in accordance with the provisions of Chapter 175.

*(Ord. 766 - Feb-99 Supp.)*

96.08 ABATEMENT OF VIOLATIONS. Construction or maintenance of building sewer lines located upon the private property of any owner, which construction or maintenance is in violation of any of the requirements of this chapter, shall be corrected, at the owner's expense, within thirty (30) days after date of official notice from the Council of such violation. If not made within such time the Council shall, in addition to the other penalties herein provided, have the right to finish and correct the work and assess the cost thereof to the property owner. Such assessment shall be collected with and in the same manner as general property taxes.

(Code of Iowa, Sec. 364.12[3])

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