

POLICY: DS-SWM-004

REIMBURSEMENTS FOR PRIVATE PLUMBING WORKS

PURPOSE

The aim of this policy is to outline the conditions required for the City of Kalgoorlie-Boulder (The City) to consider a reimbursement on private plumbing works.

DEFINITIONS

STATEMENT

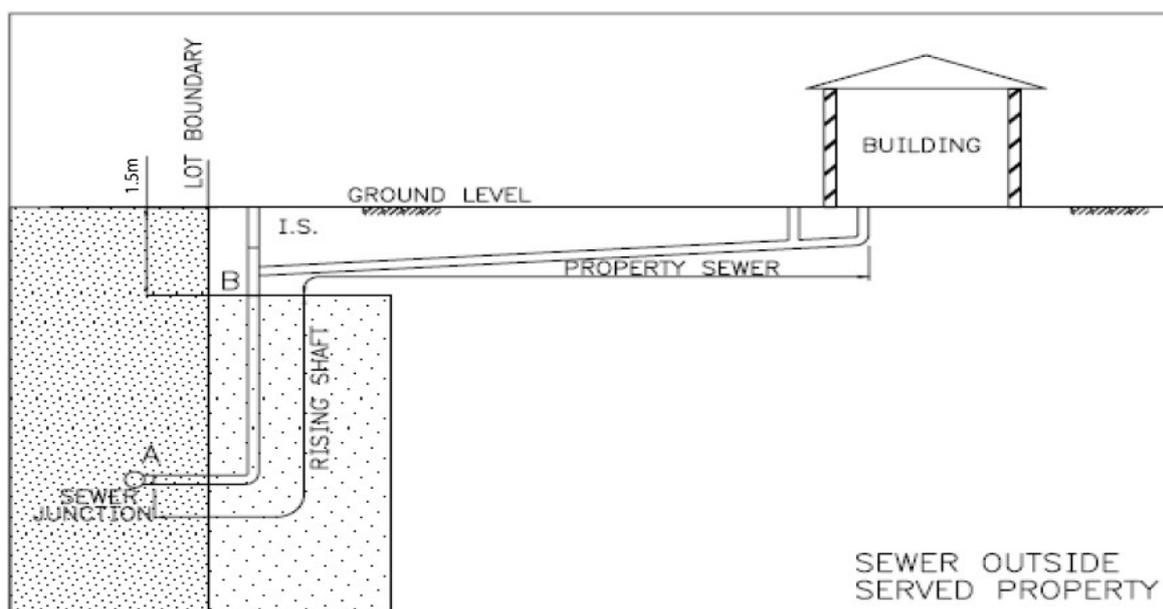
This Guideline provides the guidelines for customers and plumbers reimbursements relating to blockages in sewer property connections and the installation of reflux valves to protect property from sewer surcharge.

The sewer property connection is the pipe between the inspection shaft and the junction on the City's sewer main (shown as A-B on the following sketch).

1. Property owners are responsible for the cost of clearing any blockage in their sewer property connection where the blockage can be cleared from the inspection shaft.
1. The City charges an inspection fee to plumbers/residents for reporting any blockage where the blockage is found not to be in the City's Sewer Main.
2. If the City agrees that an excavation is required to repair the sewer property connection, the City will reimburse the property owner the portion of the repair that is:
 - a. below 1.5 metres; and/or
 - b. outside the property boundary

3. A reimbursement will not be considered without the City having carried out an inspection of the works, prior to the repair being carried out to confirm the problem was within the City's responsible area.

The following sketch illustrates the intent and interpretation of this application as there are many variations to the sketch shown with provision of sewer connection.



The installation costs of a 100mm reflux valve by a property owner will be considered by the City for reimbursement where the reflux valve is being installed to stop sewer surcharging onto the property. It is the responsibility of the property owner to provide sufficient evidence to prove to the City that sewer surcharging is affecting the property.

The City will not reimburse cost of reflux valves where they are being installed as a device to meet AS/NZS 3500.

The amount considered for reimbursement will be up to \$1000.00 upon receipt of the following:

1. Initial written advice from the property owner of planned works including documentation and/or photographs or sewer surcharge events, including two written quotes (the lessor of the two will be reimbursed); and
2. Invoice and receipt from the plumber for the installation of the reflux valve at that property; and
3. A Major Plumbing Work Compliance Certificate with the installation of and positioning of the reflux valve clearly noted and shown on the sanitary drainage 'As Constructed' diagram submitted, to the City; and
4. Plumber Certification that the property stormwater plumbing meets AS/NZS 3500 and does not allow stormwater to enter the sewer system at any point; and
5. A statement from the property owner taking responsibility for all future maintenance of the reflux valve; and
6. Within 14 days of completion of the reflux valve installation, the City reserves the right, along with the owner or owner's representative to undertake an inspection of the property in regard to stormwater ingress to the property sewer lines. This inspection may include smoke and /or dye testing.

All works are to be done by a licensed plumber and to AS/NZS 3500.

The City will not consider reimbursements for other general works on Private Sewer lines.

RELEVANT DOCUMENTS

Plumbers Licensing Board – Technical Note – Overflow relief gullies and reflux valves.