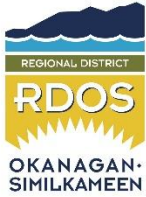


APPENDIX K
GUIDELINES FOR COMPLETING YOUR NEW
SEWER CONNECTION



KALEDEN SANITARY SEWER

GUIDELINES FOR COMPLETING YOUR NEW SANITARY SEWER CONNECTION

1. RETAINING A CONTRACTOR

Selecting a competent and reliable contractor to complete your service connection is the first step. Here are a few guidelines.

- Obtain written quotes from local contractors who are experienced with installing service connections and decommissioning septic systems in developed neighbourhoods. A minimum of three quotes is suggested.
- Ensure the quotes include costs for the plumbing permit (and inspections), compaction of the trench, removal and replacement of any fences or other obstacles, restoration of landscaping, driveways, asphalt and concrete (where applicable) and, of course, decommissioning the septic tank.
- Confirm that the contractor has WCB coverage and appropriate insurance coverage.
- Check the quotes for items that may not be included and what additional costs might arise. For instance, where bedrock may be present, the contractor might want to exclude the cost of trenching through the rock, as he/she may not be able to quantify the amount and extent of bedrock until the work is underway.
- If the service is a pumped service, determine if the quote includes the cost for buying and installing the pump unit, including any electrical work associated with the installation. If you already have a pump, ensure that it will be able to meet the new hydraulic conditions associated with reaching the connection point at the property line.
- Does the quote include a plan that records the location of the sewer line, bends, cleanouts and connection points at either end? This information is extremely valuable if, for whatever reason, the line needs to be located and exposed in future. Ensure the record plan relates the location of key points to permanent reference features such as the corner of the house, a property line or a significant structure. Trees, sheds, fences and the like may be removed at some future date, making the reference plan less useful and reliable.
- Consider arranging for a “group rate” by teaming up with your neighbors and having a single contractor install all of the group’s individual service connections.

2. DECOMMISSIONING YOUR SEPTIC TANK

Septic tanks and holding tanks contain toxic gases and pathogens and must be decommissioned properly in order to avoid contaminating the environment or causing a safety issue to the unsuspecting.

The recommended practice for decommissioning a septic or holding tank is as follows:

- All solids and liquids must be removed by a registered hauler and disposed of at a licensed sewage treatment plant, lagoon or receiving facility.
- Any electrical devices or components must be removed and disposed of. Devices containing mercury, such as pump floats, must be disposed of at a licensed hazardous waste disposal facility.
- Once solids and liquids have been removed the empty tank should be filled with clean sand, gravel or other acceptable material and sealed.
- The area should be graded and vegetative cover (grass) must be established.

The best practice is to fill the empty tank rather than crush it. Crushing a tank will introduce contaminants into the surrounding soil.

Septic tanks, whether in use or out-of-use pose a significant safety hazard to animals and small children. Lids must be secured to ensure unauthorized access is denied.

3. PUMPED SERVICES

3.1 Existing pumps

- Some homes may already have a sewage pump. The pump may be located in the home, pumping to the septic tank outside of the residence. Alternatively, the pump may be located in the septic tank, pumping the septic effluent to a higher elevation on the property.
- In the first instance, the pump may be suitable for your new connection to the sewer system. However, we recommend you engage a qualified plumber to confirm the suitability of the pump for the new operating conditions.
- Pumps contained within a septic tank are not usually suitable for pumping raw sewage, which contains solid matter. Septic tank pumps are normally designed to only handle liquids after the solids have been captured by the septic tank. Secondly, the septic tank pump cannot usually fit into a self-contained premanufactured sewage pump unit.

3.2 New pumps

- Invariably, residential sewage pumps are pre-plumbed, self-contained units.
- They generally look like this:



- The pump unit will need to connect to the outlet sewer pipe from your house. Depending upon the configuration and finishing of your home, the pump unit may have to be installed outside of the house. This aspect of the installation is best discussed with your plumber.
- The pump will also need an electrical supply. A qualified plumber may be able to assist with this aspect of the installation, although ultimately a qualified electrician should be involved as well.
- You may wish to have the contractor that is completing your service connection look after the complete purchase and installation of the pumped unit. Alternatively, you may wish to have two separate contractors involved - one installing the sewer pipe to the home and another installing the sewage pump unit. The latter approach requires more co-ordination and communication which, if it doesn't happen properly, can potentially lead to delays, extra costs and conflict.
- If you decide to have supply and installation of the pumped unit handled independently from the service pipe installation, you may wish to consider the "three quotes" approach for selecting your electrician and plumber. Make sure you get an "Apples to Apples" comparison on the quotes, ensuring such things as permits, warranties and pump quality and reliability are addressed.

4. OTHER CONSIDERATIONS

- Perhaps notify your neighbours a few days before outside construction starts so they are prepared for a little bit of noise and potential inconvenience.
- You may wish to undertake some aspects of the work yourself. Ensure there is a clear understanding with your contractor about what exactly will be completed by your own forces.
- Take a series of “before construction” photos and provide your contractor with copies. Encourage your contractor to also take his own photos. This small measure can potentially eliminate future misunderstandings or disagreements.
- If the route of your new service means trenching through an existing septic field, be aware that the capacity of your existing field may be reduced until your new service is approved and operational.

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