

Sanitary Sewer Pressure Testing at Property Transfer

The following is a summary of regulations applicable to the Seller of any real estate within Ebensburg Borough, and that portion of Cambria Township served by the Ebensburg wastewater system. Pressure testing is required for ALL properties. A complete copy of the Ordinance regulating pre-sale pressure testing is available at www.ebensburgpa.com.

Transfer of Property

Effective January 1, 2017, prior to the sale or transfer of improved real estate, which has been provided sanitary sewer service by the Authority, said property must successfully pass an air pressure test as hereinafter set forth. This regulation pertains to both residential and all non-residential properties wherein the structure's building drain and service lateral is not interconnected with that of any other customer.

1. In the case where an existing double house or townhouse has a separate building drain and sewer lateral connected to the collection system for each unit, only the unit being transferred is required to pass the required test.
2. In the case where an existing double house or townhouse that is owned by the same occupant and is separately deeded where the units do not have a separate building drain and sewer lateral connected to the collection system, the plumbing of both sides of the double house or townhouse must be reconfigured so as to provide separate systems. If an additional connection to the collection system is necessary to allow for such separation, a tapping fee will not be assessed for the additional connection(s). Subsequently, both sides of the double house or townhouse must successfully pass the required testing.
3. In the case where an existing double house, townhouse or apartment building is being sold as one (1) property to a single new owner, and where the building drains and sewer laterals are interconnected, then all such building drains and sewer laterals may remain interconnected, but must pass the required testing.
4. In the case where an existing double house or a townhouse share a common building drain and sewer lateral and where each side is owned by a different owner, the plumbing of both sides of the double house or townhouse must be reconfigured so as to provide separate systems. If an additional connection to the collection system is necessary to allow for such separation, a tapping fee will not be assessed for the additional connection(s). Subsequently, both sides of the double house or townhouse must successfully pass the required testing.

Improvements Required at Transfer

1. The sewer lateral line from the foundation wall to the property line shall be made to conform to current regulations including such components as a cleanout near the foundation wall and a viewport at the property line.
2. If a viewport already exists on the property, but is not visible or easily accessible, the owner shall expose said viewport. The foregoing shall be at the expense of the owner.
3. If the existing sewer lateral(s) fail the required pressure test, then the entire sewer lateral shall be replaced or otherwise made to satisfy the air testing requirement.

4. All required testing and work performed shall be inspected by the Borough while exposed.

Method of Testing

1. The air pressure testing requirement shall apply to all components of the sewer lateral from the foundation wall to the connection stub.
2. All components of the sewer lateral shall be air tested wherein all components are pressurized with air to a minimum of five (5 p.s.i.) pounds per square inch and thereafter held for a period of fifteen (15) minutes with no noticeable loss of pressure. Details of such testing are prescribed in §312 of the International Plumbing Code as contained in the Pennsylvania Uniform Construction Code.
3. Requests for inspection or witnessing of the testing must be made a minimum of twenty four (24) hours in advance of the requested time. The inspector will allow up to thirty (30) minutes per test. The witnessing of a test shall be for the actual test itself, not for the preliminary hook up or other work which precedes the actual test. In the event that a property does not pass the initial test, a fee will be assessed for each retest that is necessary. The inspector shall make the sole determination as to when the actual testing period commences and thereafter when the fifteen (15) minute duration of the test has expired.

Exemptions

1. A transfer of property is exempt from the testing requirement if the owner can provide documentation that the property successfully passed an air pressure test during the previous five (5) years, and that no alterations have been made to those components for which testing would otherwise be required.
2. These regulations are applicable to a “sale, transfer or assignment” of any interest in real property, except that the following transactions are exempted:
 - a. Refinancing of real property without a conveyance of an interest.
 - b. A transfer from an individual or individuals into an ordinary grantor trust as that term is commonly accepted.
 - c. A transfer between spouses or former spouses pursuant to a bona-fide marriage settlement agreement.
 - d. A transfer arising from a Sheriff’s sale where the purchaser is a mortgage holder or lien creditor. However, a subsequent transfer of the property from the mortgage holder or lien creditor shall be subject to this regulation.
 - e. A transfer from a record owner to a mortgage holder/lien creditor pursuant to a Deed in Lieu of Foreclosure. However, a subsequent transfer of the property from the mortgage holder or lien creditor shall be subject to this regulation.

Hardship Extensions

In cases where complying with these regulations prior to closing would cause an undue hardship, the owner may request a hardship extension for up to sixty (60) days from the date of closing by entering into such an agreement, providing proof of a bona-fide contract to make necessary repairs, and providing proof of escrowed funds sufficient to cover the required repairs.

Recurring I&I

1. All properties shall be subject to future viewport inspection to determine the presence, or not, of I&I.

2. Any property found to be contributing I&I shall be deemed to be in violation of the Authority's Rules & Regulations, and the property shall be brought into compliance via whatever means are necessary, including, if necessary, a successful pressure test of all buried piping, including that piping inside of the foundation wall. Such compliance must be achieved within five (5) months from the date of notification from the Authority.

Enforcement

1. Any violation of these regulations is a summary offense, punishable with a six hundred (\$600.00) dollar fine.
2. The Seller of property is held responsible for all measures required to bring the property into compliance prior to closing. If a Buyer proceeds through closing without assurance that the property is compliant, the Buyer is then held responsible for all measures required to achieve compliance. If it is later learned that due to fraud, error or any other reason that the property is non-compliant, the new current owner is held responsible for all measures required to achieve compliance.
3. The Authority may discontinue water and/or sanitary sewer service to any property that fails to comply with these regulations.

