

Sewer Lateral Inspection Program FAQs

When is a Compliance Certificate required?

All private main sewers and lateral sewers serving a building or property must obtain a Compliance Certificate under a number of circumstances including:

1. The sale of property that is over 20 years old (Example: built 2022 = required).
2. The issuance of a building permit with a total project valuation of \$25,000 or more if no inspection has occurred within the previous 20 years prior to issuance of the building permit.

Other requirements can be found on the Ironhouse Sanitary District Private Sewer Lateral Program webpage: ironhousesanitarydistrictca.portal.opengov.com

What sets the requirement for a lateral compliance certificate and when did it go into effect?

The requirements for private sewer maintenance and inspection were established by the "Ironhouse Sanitary District Private Sewer Regulation and Replacement Program Ordinance" (Ordinance No. 65). The ordinance has been in effect since 2017.

Do all properties need to submit a CCTV inspection prior to the close of escrow?

Property owners are required to submit a CCTV inspection video and receive a compliance certificate prior to the closing of escrow. This applies to all properties, however, there is an exception for properties such as mobile home or RV parks. Owners of a mobile home or RV do not need to submit a CCTV inspection to sell the mobile home or RV. In these cases, the responsibility of sewer lateral compliance lies with the property owners of the mobile home or RV park.

Who can perform a CCTV inspection?

Ironhouse Sanitary District accepts CCTV inspections completed by a licensed plumber or someone who holds a valid Pipeline Assessment Certification Program (PACP) certification.

How do I submit a sewer lateral inspection video?

Applications for a lateral Compliance Certificate are submitted through Ironhouse Sanitary District OpenGov portal. The CCTV inspection video can be uploaded to a web site such as YouTube or Vimeo and the video link submitted along with your application in the OpenGov portal, or emailed to permits@isd.ca.gov.

What are the fees for a lateral Compliance Certificate?

Please visit the Ironhouse Sanitary District website for the current fiscal year Permit Fee Schedule: ironhousesanitarydistrict.ca.gov

Compliant sewer laterals will be charged the lateral Compliance Certificate fee. If a CCTV inspection results in a Notice of Violation, the lateral will be subject to an inspection fee in addition to the certificate fee. Additional fees may apply.

Who can apply for a lateral Compliance Certificate for a property?

Property owners, realtors, or the plumber who performed the inspection are all eligible to submit the CCTV inspection video and application for a Compliance Certificate.

Are there any requirements for the video?

All CCTV inspections must meet the following requirements:

- Must include footage of the property and surrounding area
- Must be slow and clear enough to be able to identify any defects in the lateral
- Must reach the connection to the main

What must be submitted with the CCTV inspection?

At least one photo each of the property address, of the property cleanout, and of any repair markings must be submitted along with your application and CCTV inspection.

What is the processing time after submission of video?

CCTV inspections are reviewed approximately three to five business days after the complete submission is received. Certificates are issued once payment has been received by Ironhouse Sanitary District.