



Randy E. Hayman, Water Commissioner

## CHECKLIST

*Private Water, Sanitary Sewer and Storm Sewer Infrastructure Guidelines*

Project Applicant and Description:	Date:
<p><b>Applicants proposing Private Water, Sanitary Sewer, and Storm Sewer Infrastructure within a Planned Community (PC) or Condominium must comply with the following requirements to obtain approval from the Philadelphia Water Department (PWD). Private infrastructure shall be shown on the Utility Plan and submitted to PWD for approval along with a copy of this checklist. The applicant is instructed to complete the top section with their information, project description, and date. The remainder of the checklist will be completed by PWD as part of the review.</b></p> <p><b>Please refer to Philadelphia Code §§ 13-306 and 13-406.</b></p>	
<p><b>Private Water, Sanitary Sewer and Storm Sewer Infrastructure Guidelines</b></p> <p>The construction of Private Water, Sanitary Sewer and Storm Sewer Infrastructure on private property serving two or more buildings or crossing one or more property lines must meet the following design and construction criteria. (See Addendum 1, Philadelphia Plumbing Code, Section 614 Private Water Infrastructure, Section 717 Private Sanitary Sewer Infrastructure and Section 1115 Private Storm Sewer Infrastructure.)</p>	<b>Compliant</b>
<p>Design Standards:</p> <p>The Philadelphia Plumbing Code (PPC) governs the construction of Private Water, Sanitary Sewer and Storm Sewer Infrastructure.</p>	<input type="checkbox"/>

<p>Current PWD Meter Installation Standards, last revised 1997, with the following clarifications:</p> <ul style="list-style-type: none"> <li>• Separate metering is required for single family dwellings or multifamily with two or less dwelling units.</li> <li>• All single family attached units and separate buildings in multi building developments shall have PWD meters installed.</li> <li>• The master meter may be installed in an underground meter pit, above ground heated meter room, or in an accessible below grade meter room.</li> <li>• The water service pipe shall not exceed 35 feet in length, measured from the public water main to the meter; greater distances may be approved at PWD’s discretion.</li> <li>• For combined domestic and fire lines, the minimum water service pipe size shall be 3”. Smaller sizes may be approved at PWD’s discretion.</li> </ul>	<input type="checkbox"/>
<p>Easement and Access Provisions:</p> <p>An easement in favor of the City for pipe access and repair shall be provided for all Private Water, Sanitary Sewer, and Storm Sewer Infrastructure granting the City the authority, but not the obligation, to make repairs in the event the private owner fails to do so.</p> <p>The minimum width of such easement shall be 12’ and must provide adequate space to replace/repair the private services as per the PPC. Minimum vertical drive height clearance of 13’-6” or 2x pipe depth to pipe bottom, whichever is greater, shall be provided. The easement shall also provide access to individual water service lines and valves and allow for shut-offs when necessary. No permanent structures shall be built over or in the easement unless these vertical height clearances are met.</p>	<input type="checkbox"/>
	<b>Provided</b>
<p><b>PC/Condominium Declaration Requirements</b> Compliance with the following requirements must be demonstrated before issuance of the Certificate of Occupancy by L+I.</p>	

<p>The PC/Condominium Declaration includes specific language stating that the PC/Condominium contains Private Water, Sanitary Sewer, and Storm Sewer Infrastructure for which PWD is not responsible to repair or replace:</p> <p><b>Maintenance Responsibilities:</b>  <i>The PC/Condominium Association shall be responsible for the maintenance, repair and replacement of Common Facilities.</i></p> <p>(1) <i>This Planned Community contains common facilities (for a Condominium the language would state, "This Condominium contains common elements) which Philadelphia Water Department "PWD" is not responsible to maintain, repair or replace. The Association shall maintain adequate reserves for future repair and replacement of this Private Water, Sanitary Sewer, and/or Storm Sewer Infrastructure.</i></p> <p>(2) <i>The association shall perform or cause to be performed, the work reasonably necessary to keep the common facilities (or common elements for a Condominium) in good working order and condition so that the private services perform to intended design functions within expected tolerances.</i></p>	<input type="checkbox"/>
<p>The PC/Condominium Declaration includes a budget with reserves for the maintenance, repair and replacement of the Private Water, Sanitary Sewer, and/or Storm Sewer Infrastructure.</p>	<input type="checkbox"/>
<p>The PC/Condominium Declaration includes acknowledgement that the owners/residents of the planned community/condominium accept responsibility for the Private Water, Sanitary Sewer, and/or Storm Sewer Infrastructure.</p>	<input type="checkbox"/>
<p>The signed PC/Condominium Declaration will be recorded with the Philadelphia Department of Records and a copy will be submitted to PWD prior to CO issuance.</p>	<input type="checkbox"/>
<p><b>Record Drawing Requirements</b></p>	<p><b>Provided</b></p>
<p>Record Drawings detailing the as-built conditions of the private site shall be submitted by email to the PWD Records Unit within 60 (sixty) days of completing installation of Private Water, Sanitary Sewer, and/or Storm Sewer Infrastructure and before the issuance of the Certificate of Occupancy by L+I. If construction is completed in phases, the Record Drawing(s) may be submitted as phases are completed. Updated Record Drawing(s) shall be submitted once additional phases are completed and at the end of construction. Record Drawing(s) must be completed in accordance with the most recent version of PWD Stormwater Regulations Record Drawing requirements. PWD must acknowledge receipt of as-built Record Drawings and notify L+I within 2 (two) business days so that the CO may be issued.</p>	<input type="checkbox"/>