

SECTION 400

WATER SERVICE

401 Responsibility

The property owner is responsible for the cost of installing a water service. The property owner owns the water service, and is responsible for its repair, maintenance or replacement. Repair, replacement or abandonment of a water service shall be done by a licensed plumber or water and sewer contractor licensed by the City of Rochester.

402 Installation

Water service installations shall conform to the current version of the Minnesota Plumbing Code Chapter 4715 as adopted by the City and the requirements of these Rules.

403 Access

RPU and the Building and Safety Department shall have the right to access the served premises at all reasonable times for inspection, maintenance and operation of any water service component.

404 Single Family Residences

Each single family residence shall have a properly sized, individual water service line with a readily accessible curb valve located exterior to the building. (See Exhibit A.) No part of an individual water service shall cross another lot line or pass under or through another dwelling unit.

405 Residential Multiple-Unit Buildings

Whenever a building with two or more units is constructed, and the individual units and underlying property are to be under individual ownership, each unit shall have a separate, properly sized, individual water service line with a readily accessible curb valve located exterior to the building. No part of the individual water service shall pass under or through another unit or lot. However, multiple residential units having common ownership of the property around the units may be served by a properly sized, master water service line extending from the water main to the individual water services and curb valves. (See Exhibit G.) In such cases, a homeowners' association shall be responsible for maintenance and repair of the common service line.

406 Commercial, Industrial and Other Non-Residential Multiple-Unit Buildings

406.1 Commercial, industrial and other multiple-unit buildings not included in Section 405 above shall have a properly sized, single domestic water service line extending from the water main to a single, common metering area within the building readily accessible to RPU without entering an individual unit. (See Exhibit C.) In certain situations where providing a single common metering area is not practical due to building layout, a separate service shall be brought into each unit.

406.2 A combined domestic water service/fire protection service line may be installed only if RPU determines that domestic water consumption is sufficient to prevent water from becoming stale in the combined service line.

407 Manufactured Home Developments

407.1 A separate and individual water service shall be provided for each lot within a manufactured home development constructed hereafter. (See Exhibit B.) The curb valve shall be readily accessible to RPU.

407.2 A separate and individual water service shall be provided for each accessory building within a manufactured home development.

408 Additional Buildings Under Same Ownership

408.1 If an additional building under the same ownership is placed or constructed on a parcel of land with an existing building or buildings and requires water service, a common water service will be permitted if RPU determines the existing service has sufficient hydraulic capacity. The water service extension to the additional building shall:

- (1) Connect to the existing service outside the existing building and before the existing water meter;
- (2) Not extend through the existing building;
- (3) Be separately metered.

408.2 If, at some time in the future, separate ownership of the buildings occurs, either separate water services or a recorded joint maintenance agreement will be required.

409 Service Materials and Sizing

New water services shall be 1" diameter minimum. Existing 3/4" diameter services may be replaced with 3/4" services of acceptable service materials. Water services for large homes, multi-unit residential buildings, unusually long services, low pressure areas or commercial/industrial uses shall be sized in accordance with the current Minnesota Plumbing Code. (See Exhibit I for acceptable water service materials.)

410 Service Failures and Repairs

410.1 Repair of only copper, cast iron or ductile iron water service lines is permitted.

410.2 Failed services determined to be lead or galvanized iron shall be replaced with acceptable materials. If a lead or galvanized iron water service fails, all lead and galvanized portions of the entire service shall be replaced with an acceptable service material.

410.3 In the event a water service leak is not repaired after notification or the owner refuses to make the repairs, and RPU determines damage to public property is imminent or there is danger to traffic on the adjacent street, RPU may repair the service leak and charge the owner for the costs incurred and an additional amount to cover the estimated water loss occasioned by the leak. The loss will be estimated from the date the leak is reported to the date the leak is repaired.

411 Frozen Water Services

411.1 The thawing of a frozen water service is the responsibility of the owner of the premises served. The owner shall be responsible for obtaining the services of a thawing contractor. RPU personnel will assist the thawing contractor in the location of curb stop valves and in the location of any freeze-up. RPU may require reimbursement of any expenses incurred as a result of services provided by RPU at the request of the thawing contractor.

411.2 When a service has been thawed, the owner may allow water to flow from a tap at the approximate rate of 1/4 GPM to prevent freezing. The water consumed will be billed at the normal rate.

412 Abandoned Water Services

412.1 An unused or abandoned water service shall be cut off and disconnected at the water main, and the curb box removed by a licensed plumber or licensed sewer and water contractor at the expense of the property owner.

412.2 In order to guarantee disconnection in accordance with this specification, a deposit may be required at RPU discretion before RPU will sign a City Demolition Permit. The deposit will be returned when the water service disconnection and curb box removal have been completed in a manner satisfactory to RPU. In the event the abandoned service is not satisfactorily disconnected or the service owner requests RPU to assume responsibility for accomplishing the service abandonment, the deposit will be used by RPU to defray the cost of properly abandoning the service.

412.3 If a water service is no longer used and there is doubt about the future use of the service, one year may elapse before the service must be disconnected and the curb box removed. Unless RPU is provided with definite plans for future use, the deposit will remain with RPU until the disconnection or reconnection is completed.

412.4 No new connection to a water main will be permitted until arrangements have been made for properly abandoning all unused water services on a site.

413 Service Replacements Prior to Street Paving

413.1 The portion of any water service of lead or galvanized iron extending from the curb box to the corporation tap, and any inoperative curb valve, shall be replaced during a street construction or reconstruction project. The cost of replacing this portion of the water service and the curb valve will be invoiced directly to the service owner, or will be incorporated into the street project cost and assessed by the City to the service owner.

413.2 Any single water service connecting to multiple services at the front lot line shall be replaced in such manner as to provide each premises with an individual water service, unless the multiple services are owned by a single property owner association. The cost of replacing this portion of the water service and the curb valves will be invoiced in equal shares directly to the individual water service owners, or will be incorporated into the street project cost and assessed by the City to the individual water service owners.

414 Locations

RPU will mark the approximate location of City-owned water system facilities when requested to do so. RPU will also mark the approximate location of privately owned water services, but assumes no responsibility for the accuracy of, or liability for any outcome resulting from, such locations. However, the owner of the privately owned water service must execute a release and indemnification agreement with the City prior to RPU marking the location of the water services. In accordance with State statute, customers, contractors and others shall use the Gopher State One-Call System for requesting location services (1.800.252.1166). RPU will provide locations within 48 hours from the time of notification by Gopher State One-Call, except in emergency situations.