

**BOROUGH OF BLAWNOX
ALLEGHENY COUNTY, PENNSYLVANIA**

ORDINANCE NO. 625

**AN ORDINANCE OF THE BOROUGH OF BLAWNOX, ALLEGHENY
COUNTY, PENNSYLVANIA, AMENDING ORDINANCE NO. 600 TO
ESTABLISH OWNER RESPONSIBILITY FOR INSPECTION AND
TESTING OF PRIVATE SEWER LATERALS.**

WHEREAS, the Borough of Blawnox had previously enacted Ordinance No. 600 requiring inspection and testing for new or replacement of private sewer laterals prior to the sale or transfer of real property and as a condition for the issuance of municipal lien letters; establishing procedural requirements, fee, penalties and exemptions; and

WHEREAS, the Borough has determined that is necessary to amend the procedures and responsibility of performing the testing required by Ordinance No. 600.

NOW, THEREFORE, be it ordained and enacted by and with the authority of the Council of the Borough of Blawnox as follows:

The following amendments are being made to Ordinance No. 600:

Section 3 – Requirements for the Sale or Transfer of Real Property, Subsection (b) shall now read as follows:

- b. Any owner initiating the sale or transfer of real property located within the Borough of Blawnox shall make application on a form provided by the Borough or its authorized agent for a Document of Certification. The Application for a Document of Certification shall be in writing and at least thirty (30) days prior to any sale or transfer of real property. The Owner-Applicant shall then have a plumber, who is registered and licensed by the Allegheny County Health Department, perform a dye test of the sewer drainage system on the property to be sold or transferred and to perform a closed-circuit television inspection of the sewage lateral.

Section 3 – Requirements for the Sale or Transfer of Real Property, Subsection (c) shall now read as follows:

- c. Within thirty (30) days of submitting the Application for a Document of Certification, the Owner-Applicant shall cause its plumber to perform the inspection and testing of the private sewer laterals to identify lines in disrepair. The Owner-Applicant's plumber shall notify the Borough at least five (5) working days before the test is made so that the Borough may witness the test. The Borough shall

have the right to approve the test as performed and/or require that additional tests be made. A video of the inspection shall be saved to a USB Drive and/or CD and submitted to the Borough.

Section 3 – Requirements for the Sale or Transfer of Real Property, Subsection (d) shall now read as follows:

- d. All fees and costs pertaining to inspection and testing shall be the responsibility of the Owner-applicant.

Section 4 – Line in Disrepair, Subsection (b) shall now read as follows:

- b. It is the responsibility of the owner-applicant at his/her/their own expense to undertake the necessary repairs to comply with this Ordinance. All repairs/replacements must be inspected by the Allegheny County Health Department and the Borough of Blawnox. Any person repairing, lining or installing a new or replacement sanitary sewer line shall make application on the property Borough Building Permit Form(s). The owner-applicant shall then notify the Borough at the time the Allegheny County Health Department is notified for inspection and again notify the Borough once inspection by the Allegheny County Health Department is scheduled so the Borough may attend. The sanitary sewer drainage system shall be visually inspected, dye test, and/or camera tested as described in this Ordinance prior to backfill.

Section 4 – Line in Disrepair, Subsection (e) shall now read as follows:

- e. In the event that the owner-applicant does not agree with the findings of its plumber and/or determination of the Borough representative with regard to the inspection and testing of a private sewer lateral, he/she/they may request that the findings be reviewed by the Council of the Borough of Blawnox. The sole grounds for the review of failed inspection and testing shall be whether the findings of the inspection and testing are appropriate and whether the amount and type of work ordered to be completed is appropriate. The Borough Council may allow the owner-applicant at his/her/their expense to engage in a licensed and registered plumber to conduct the required inspection and testing and provide a second opinion for consideration.

Section 5 – Temporary Document of Certification, Subsection (c) shall now read as follows:

- c. Prior to the issuance of Temporary Document of Certification of the Owner-Applicant or purchaser of real property must submit a repair estimate generated by a qualified contractor and must provide the Borough with evidence of funds in the amount of one hundred ten percent (110%) of the repair price being held in an

escrow account as a part of closing as a guarantee that the necessary repairs to obtain a Document of Certification will be performed by the subsequent owner.

Section 6 – Fees and Penalties, Subsection (a) shall now read as follows:

- a. The total cost of all inspections and testing shall be born by the Owner-Applicant or purchaser of real property if the Owner-Applicant and purchaser agree.

Section 6 – Fees and Penalties, Subsection (b) & (c) are hereby repealed.

Section 6 – Fees and Penalties, Subsection (d) & (e), shall be re-labelled as Subsection (b) and (c).

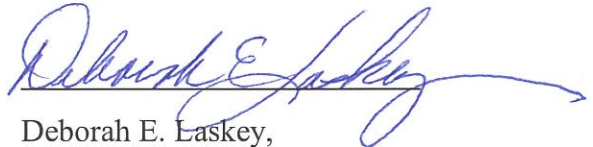
All other terms and provisions of Ordinance No. 600 not specifically mentioned within this Amended to Ordinance No. 600 shall continue to be valid.

**OBTAINED AND ENACTED BY THE COUNCIL FOR THE BOROUGH OF
BLAWNOX THIS 11th day of May, 2022**

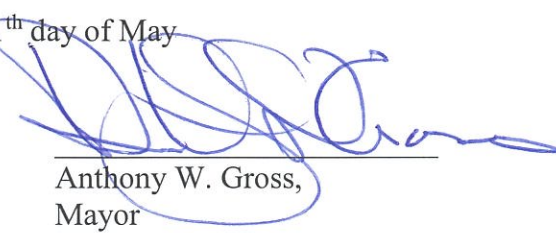
ATTEST:


Kathy Ulanowicz
Borough Manager

BOROUGH OF BLAWNOX


Deborah E. Laskey,
President, Borough Council

EXAMINED AND APPROVED by me this 11th day of May


Anthony W. Gross,
Mayor

