
**Attachment 9: OWTS Enforcement
Procedures.**

Attachment 9

CURRENT CITY'S ENFORCEMENT PROCEDURES FOR OWTS THAT ARE NOT PROPERLY INSTALLED, OPERATED AND MAINTAINED

Currently, there is no specific inspection program to detect failed OWTS systems. The enforcement of ordinances pertaining to failed OWTS's is done based upon customer complaints or referrals from other agencies such as the L. A. County Department of Health. All complaints or referrals are processed by the Code Enforcement Bureau of the Department of Building and Safety.

STEPS FOR CODE ENFORCEMENT OF A FAILED OWTS

1. Code Enforcement Bureau receives a complaint from the public or referral from another agency.
2. An inspector will verify by visual inspection that the system has failed. The evidence for a failed system is visible effluent on the ground surface.
3. The inspector performs research to determine if the public sewer is available to the building.
4. If there is a sewer lateral within 200 feet of the building, an Order to Comply is issued to abandon the OWTS system and connect to the public sewer.
5. If the public sewer is greater than 200 feet from the building then the Order to Comply will require that within 30 days the property owner shall obtain required plans and permits and all necessary inspections to install a new OWTS system.
6. In the event there is no compliance, the case is referred to the City Attorney for prosecution.

CODES PERTAINING TO FAILED OWTS

2002 City of Los Angeles Plumbing Code, Section 94.101.15 Prohibited Acts:

Prohibited Acts

94.101.15.2 "No person shall use or maintain any private sewage disposal system on any lot or parcel of land, that has failed, is in an

overflowing condition or, in the judgement of the Department, is unsanitary or is a menace to life, health or property. If the private system fails, all drainage piping shall be connected to the public or private sewer when the lot or parcel of land abuts any public way or sewer easement in which a public or private sewer exists and is available."

In addition,

94.101.15.3 "No person shall alter, add to or relocate any private sewage-disposal system on any lot or parcel of land which abuts on any public way or sewer easement in which a public sewer exists and is ready for use."

Therefore, when a Private Sewage Disposal System (PSDS) needs to be pumped or is overflowing on the subject property or adjoining properties, the PSDS has failed and needs to be replaced if no public sewer is available. If a public sewer is available according to 2002 Los Angeles City Plumbing Code Section 94.713.4 and 94.7135 the PSD shall be abandoned according to the requirements of LADBS Grading Division.

Per Section 94.713.1 Sewer Required:

**Building Sewer
Sewer Required**

94.713.1 "Every building in which plumbing fixtures are installed and every premises having drainage piping thereon, shall have a connection to a public or private sewer, except as provided in Sections 101.4.1.3, 713.2 and 713.4".