

## **FOX CHAPEL BOROUGH DYE TEST PROCEDURES**

Borough Code, Chapter 285, establishes the requirement for certification of sanitary sewer status prior to the sale of real estate within the Borough of Fox Chapel and as a condition for the issuance of a municipal no lien letter. A "Dye Test Payment" form must be completed and a \$350 fee paid prior to scheduling a dye test. The homeowner must choose a plumber from the Borough's List of Registered Plumbers. Once a plumber has been chosen, the plumber must contact Chuck Smith, Superintendent of Sanitary Sewers, at 412/850-5030 to schedule the test. If after completion the dye test fails, the homeowner may choose any plumber he/she wishes to correct the defects as long as the plumber is licensed through the Allegheny County Health Department. If the repairs cannot be made prior to closing on the property due to either weather or time constraints, a Sewer Lateral Defects Agreement must be completed and submitted to the Borough which includes the execution of the Agreement by both the buyer and seller plus submission of a proposal from a plumber to fix the sewer lateral and a check payable to the Borough of Fox Chapel in the amount of the plumber's proposal which will be held in escrow by the Borough. The Defects Agreement and applicable attachments must be submitted to the Borough **prior to release of the No Lien letter**. Once repairs are made, the Borough will pay the plumber from the money held in escrow.

During the winter months, dye testing procedures are halted due to frozen ground conditions. In lieu of a dye test being performed during this period, an Inclement Weather Agreement (ensuring that a dye test will be performed once weather permits) must be signed by both the buyer and seller, notarized and submitted with a \$1,000 escrow check payable to the Borough of Fox Chapel. The Borough will pay the plumber for the cost of the dye test with the escrow money and return the balance to the person who deposited the money. (Dye Testing generally resumes in late March or April depending on weather conditions.) The buyer and seller may want to consider entering into a separate agreement to cover additional costs should the dye test fail.

### **What does the dye test involve?**

#### **Inside Testing**

Access to the inside of the house is necessary to determine if any sump pumps or floor drains are illegally tied into the sanitary sewer. The floor drains are also inspected for proper seal.

### **Outside Testing**

A camera is inserted into the sewer lateral.

- Water is poured in all downspouts. The camera is checked for flow in the sewer lateral. If flow is present, dye is added and the camera is rechecked for dye in the sewer lateral. The presence of dye indicates an illegal connection that must be corrected.
- Water is put in all areaway drains. The camera is checked for flow in the sewer lateral. If flow is present, dye is added and the camera is rechecked for dye in the sewer lateral. The presence of dye indicates an illegal connection that must be corrected.

Fresh Air Vents must be above the surface (not buried) and properly attached to the riser pipe. If not, the vent must be corrected.

The Sewer Lateral is visibly inspected with the camera. If roots are present or the pipe is cracked/broken or disconnected joints are found, the sewer lateral must be replaced **from the house to the main**. If physical defects are not found, dye is then injected into the ground encasing the sewer lateral at intervals along its length. The camera is then checked for dye. If dye is present, the sewer lateral is leaking and must be replaced.

### **Swimming Pools & Hot Tubs**

Swimming pools and hot tubs must be connected into the sanitary sewer system as per DEP regulations. It is illegal for any chemical to be drained onto the ground that can potentially penetrate any water table or stream.