

*More
General Info*



FOR HOMEOWNERS:

- ◆ Homeowners must install a thermal expansion tank to protect their plumbing
- ◆ Connection of downspouts and sump pumps to the sewer is prohibited

FOR DEVELOPERS:

- ◆ Connection of HVAC condensate lines and other non-metered sources is prohibited without written approval from PSA
- ◆ The following documents, forms and templates can be viewed and downloaded from the PSA's website:
- ◆ Rules and Regulations
- ◆ Developer's Agreement
- ◆ Letter of Credit
- ◆ Deed
- ◆ Reserved Capacity Policy
- ◆ Administrative Policies
- ◆ Visit the site often, to ensure you have the most up-to-date information



Rockbridge County PSA

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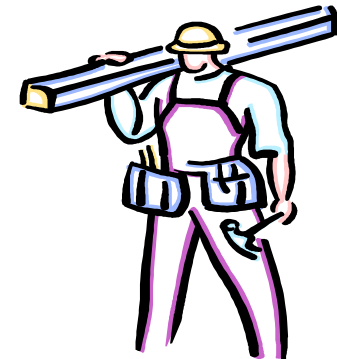
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www.co.rockbridge.va.us/departments/PSA/psa.htm

**Rockbridge County
PSA**

**NEW
CONSTRUCTION**

*Information for Home Builders
and Developers*



What You Should Know

The PSA is providing this information to you so that your construction experience can be as smooth and efficient as possible. Please read this information carefully and follow the procedures. This information is general only. The detailed procedures for developers may be found online at our website.

Homebuilders

- ◆ Water and sewer laterals must be installed with a copper-coated wire (tape is not acceptable)
- ◆ Water and sewer laterals must be inspected by the PSA before backfilling. Provide at least 3 days' notice to the PSA for scheduling.
- ◆ Complete an application for service no more than 60 days before the meter is to be set
- ◆ If you are building a home in a subdivision, you may not connect to the water or sewer until the connection fees are paid



Developers

- ◆ See Reserved Capacity Policy on our website, for full discussion
- ◆ Capacity in the water and sewage systems cannot be reserved without payment of fees
- ◆ For most projects, Developers must pay all capital fees within 3 years of application to the Planning Commission
- ◆ Developers have the option of paying 100% of capital fees upfront, or paying partially (25% upfront) and providing a surety for 125% of the balance. Fees are due when lots/units are sold or 3 years after application to the Planning Commission, whichever occurs first
- ◆ 100% of capital fees for apartment projects must be paid before a meter will be set
- ◆ Full payment of capital fees must be followed by payment of bi-monthly charges to continue reservation of capacity, regardless of whether physical connection is made
- ◆ Rules and Regulations, developer checklist and



other information may be found online at PSA's website

PRE-CONSTRUCTION PHASE

- ◆ Developer signs Developer Agreement with PSA and provides surety for 100% of construction costs
- ◆ Developer's contractor **must** attend Pre-construction Conference with PSA's inspector
- ◆ Contractor must provide submittals per Rules and Regulations
- ◆ Developer's engineer completes Certificate to Construct form and submits to PSA
- ◆ Developer must designate **one** contact with whom the Inspector and Business Manager communicate. This avoids confusion and excess costs.

CONSTRUCTION PHASE

- ◆ Inspector's role is to observe, record and provide feedback to contractor as to whether construction is in accordance with approved plans. Inspector has no authority to order or allow significant deviation from approved plans. Determination of what is "significant" is sole purview of PSA.



- ◆ Significant deviation from approved plans must be requested in writing with details from engineer and then be approved or rejected in writing by PSA Review Committee.
- ◆ Developer must request Substantial Completion and Final Completion inspections in writing.
- ◆ Following determination of Substantial Completion by inspector, inspector will issue punch list.
- ◆ Final inspection, approved as-built drawings, easement and infrastructure valuation, final plat revisions and all applicable fees must be completed, paid and approved before the Deed will be accepted.
- ◆ Developer's engineer must provide a letter stating that water and sewer infrastructure was constructed substantially in accordance with approved plans and specifications.
- ◆ **Some engineers may not provide such a letter if they have not been involved in the construction; therefore, the Developer must ensure the engineer is as involved as necessary to provide such assurance to the PSA.**

- ◆ Connections to the water/sewage infrastructure will not be allowed until the Deed has been accepted.

POST-CONSTRUCTION PHASE

- ◆ Developer warrants the construction for one year following infrastructure acceptance. Surety in amount of 5% of construction is held for the period. Problems identified by PSA inspector must be completed before surety is released.
- ◆ The PSA inspector will inspect the construction to ensure compliance and provide a list of needed corrections, if any. Once the corrections have been made, the Developer may request release of the bond or other surety.

General Sewer Info

CONNECTION TO FORCE MAINS

- ◆ Connections of individual buildings to the PSA's sewer force mains is not allowed.
- ◆ Connections of projects to force mains may be allowed at the discretion of the PSA.
- ◆ Pump stations must be approved by DEQ and PSA. Stations will not be owned by PSA.
- ◆ Projects pumping into force mains take up more instantaneous capacity than comparable gravity projects. Connection fees for such projects may be subject to additional fees to compensate.
- ◆ Flows entering force mains must be measured. Measuring/totalizing equipment readouts must be installed and accessible to PSA staff.



PRETREATMENT

- ◆ Grease and/or grit traps and oil/water separators may be required. Contact PSA for more information.
- ◆ Grease traps shall not consist of under-sink units unless dishwashers are not required by the Virginia Department of Health.
- ◆ **Owners of pretreatment units must have a maintenance contract and clean the units regularly. Such maintenance is a condition of sewer service.**