

More General Info

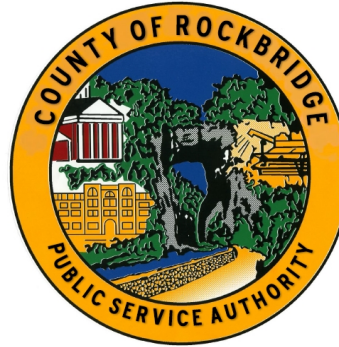


FOR HOMEOWNERS:

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

FOR DEVELOPERS:

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



Rockbridge County PSA

150 South Main Street
Lexington, VA 24450

Email: rcpsa@co.rockbridge.va.us
www.co.rockbridge.va.us/psa

The RCPSA is an Equal Opportunity Provider and Employer.
If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866)632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202)690-7442 or email at program.intake@usda.gov.

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 detail procedures for developers may be found at our website.

Homebuilders

- Water and sewer laterals must be installed with a cooper-coated wire (tape is not acceptable)
- Water and sewer laterals must be inspected by the PSA *before* backfilling. 3 days' notice to the PSA is required scheduling.
- Complete an application for service before obtaining a big permit.
- 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

- Capacity in the water and sewage systems cannot be reserved without payment of fees.
- 100% of capital fees must be paid before obtaining a building permit
- 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 the PSA's website

PRE-CONSTRUCTION PHASE

- Developer signs Developer Agreement with the PSA and provides surety for 100% of construction cost.
- Developer's contractor must attend Pre-construction Conference with PSA's inspector
- Contractor must provide submittals per Rules and Regulations
- Developer must 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 cost.

CONSTRUCTION PHASE

- The PSA 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 inspection, approved paper and electronic 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 consumption 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

CONNECTON TO FORCE MAINS

- Connections of individual building 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 station 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 subjected 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 trip 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.