

WSSC CODE OF REGULATIONS 2019

Title 11. Infrastructure Management

Subtitle 5. Water and Sewer Service Authorization

Chapter 11.155. Development Services Code

SECTION 502 DESIGN

502.1 Design Engineer. A State of Maryland Registered Professional Engineer (Engineer) shall be responsible for the design of a System Extension, and shall review plans and other documents prior to their submission to WSSC. Final documents submitted for WSSC approval shall have each sheet stamped, signed and dated by the Engineer and shall include the Maryland Certification statement.

502.2 Plan Design. The engineer shall base the design on sound engineering principles in conjunction with the following, as applicable, which are available on WSSC's website:

- a) WSSC System Extension Design Checklist;
- b) Development Services Code (this Code);
- c) WSSC Pipeline Design Manual;
- d) WSSC Standard Details for Construction;
- e) WSSC SEP General Conditions and Standard Specifications (including Special Provisions);
- f) WSSC Plumbing Fuel and Gas Code;

- g) WSSC SEP Base Sheet Template; and
- h) WSSC DSD Drafting Standards.

Any deviation from these guidelines shall require submission of a Variance Approval Request Form.

502.3 Impact of Requirement Changes on SEP Projects. Changes to WSSC design requirements shall apply to all SEP projects except in the case of the following:

- a) Project is in Phase 2 (Design Review) or has had at least one formal Phase 2 SEP design submittal; or
- b) Project has a valid (unexpired) SEP Permit or Plan Approval; or
- c) Project is in Phase 3 (construction.)

502.4 CONDOMINIUMS IN PRINCE GEORGE’S COUNTY. PURSUANT TO STATE LAW, CONDOMINIUM OR COOPERATIVE OWNERSHIP PROJECTS (OR CONVERSIONS TO CONDOMINIUM OR COOPERATIVE OWNERSHIP) IN PRINCE GEORGE’S COUNTY MAY NOT BE SERVED BY A MASTER METER. EACH UNIT MUST HAVE A SEPARATE METER, ACCOUNT, AND SHUTOFF IN ACCORDANCE WITH THE WSSC PLUMBING AND FUEL GAS CODE.

SECTION 702 DESIGN

702.1 Design Engineer. A State of Maryland Registered Professional Engineer (Engineer) shall be responsible for the design of a SU/MSU and shall review plans and other documents prior to their submission to WSSC. Final drawings submitted for WSSC approval shall have each sheet stamped, signed and dated by the Engineer and shall include the Maryland Certification statement. The engineer shall not be required to, or shall not be prohibited from being the engineer designated to oversee the installation process, where applicable.

702.2 Plan Design. The Engineer shall base the design on sound engineering principles in conjunction and compliance with the following available on WSSC’s website:

- a) WSSC Site Utility Water and Sewer Design Checklist;
- b) Development Services Code (this Code);
- c) WSSC Pipeline Design Manual (use for public portion only – i.e. not required for any portion that does not become a WSSC owned asset);
- d) WSSC Standard Details for Construction (use for public portion only – i.e. not required for any portion that does not become a WSSC owned asset);
- e) WSSC General Conditions and Standard Specifications;
- f) WSSC Plumbing Fuel and Gas Code;
- g) WSSC Site Utility Base Sheet Template; and
- h) WSSC DSD Drafting Standards.

702.3 Design Coordination with the Building Water Distribution and the Building Drain.

702.3.1 Water. The SU/MSU water service shall terminate either 5-feet outside of the building wall/foundation or at the ‘first flange’ within 1-foot inside of the building foundation or 1-foot above the lowest slab.

702.3.2 Sewer. The SU/MSU sewer must terminate within 5-feet outside of the building wall/foundation or within 5-feet downstream of an oil/grease interceptor with a clean out.

702.4 Manhole Requirements. All *building sewers* 6-inches and larger, and greater than 80-feet in *developed piping length* shall have a manhole within 100-feet of the junction with the *building drain* at each change in direction or slope, and at intervals not to exceed 400-feet.

702.5 [Outside] Meter Requirement. All **NON-FIRE PROTECTION** SU system **FLOW SHALL BE METERED, EITHER WITH A MASTER METER OR INDIVIDUAL METERS.** [all site utility systems that are greater than 80 feet in developed piping length shall be served by an outside meter. Subject to approval by WSSC, systems less than 80 feet in developed piping length may be served by an inside meter. See Chapter 6 of] **SEE THE** WSSC Plumbing

and Fuel Gas Code, **CHAPTER 1- ADMINISTRATION AND CHAPTER 6- WSSC Water Meters** for requirements relating to meter vaults and meter settings.

702.5.1 CONDOMINIUMS IN PRINCE GEORGE’S COUNTY. PURSUANT TO STATE LAW, CONDOMINIUM OR COOPERATIVE OWNERSHIP PROJECTS IN PRINCE GEORGE’S COUNTY (OR CONVERSIONS TO CONDOMINIUM OR COOPERATIVE OWNERSHIP) MAY NOT BE SERVED BY A MASTER METER. EACH UNIT MUST HAVE A SEPARATE METER, ACCOUNT AND SHUTOFF VALVE IN ACCORDANCE WITH THE WSSC PLUMBING AND FUEL GAS CODE.

702.5.1.1 COMMON AREAS. CONDOMINIUM COMMON AREAS OR OTHER TYPICAL ‘SUBMETER’ USAGE (E.G. FOR IRRIGATION, COOLING TOWERS, ETC.) SHALL ALSO BE INDIVIDUALLY METERED.

702.5.2 METER AND SHUTOFF LOCATION. ALL PROJECTS WHICH ARE DESIGNED WITH INDIVIDUAL METERS, EITHER BY REQUIREMENT OR CHOICE, SHALL EITHER PROVIDE INDIVIDUAL SHUTOFF VALVES AT THE PROPERTY LINE OR CONNECTION TO THE MAINLINE FOR EACH METER OR PROVIDE A BUILDING METER ROOM ACCESSIBLE FROM THE OUTSIDE PER THE REQUIREMENTS OF THE WSSC PLUMBING AND FUEL GAS CODE.

702.5.3 WSSC ACCESS. AS A CONDITION FOR SITE UTILITY PLAN APPROVAL, THE DEVELOPER OR APPLICANT IS REQUIRED TO:

1) ADD LANGUAGE TO THE CONDOMINIUM ASSOCIATION OR HOME OWNER’S ASSOCIATION RECORDABLE COVENANTS OR RECORDABLE DOCUMENTS GRANTING THE RIGHT OF INGRESS AND EGRESS TO WSSC, ITS AGENTS AND CONTRACTORS OVER THROUGH AND ACROSS THE PRIVATE PROPERTY OF THE DEVELOPMENT AND INTO THE METER ROOM(S) IN ORDER TO ACCESS WSSC METERS, OR

2) RECORD A SEPARATE EASEMENT GRANTING WSSC THOSE SAME RIGHTS IN SECTION 1) ABOVE. THESE CONDITIONS APPLY TO:

A. ALL CONDOMINIUM DEVELOPMENTS IN PRINCE GEORGE’S COUNTY.

B. ANY PROJECT DESIGNED WITH INDIVIDUAL WSSC

METERS WHEN THE DEVELOPMENT HAS PRIVATE STREETS AND ALLEYS AND IS UTILIZING A PRIVATE WATER OR SEWER DISTRIBUTION SYSTEM.

702.6 Order of Approval for Service Connections. Critical factors shall include but are not limited to: sizing in accordance with the permit and Commission right-sizing policy, freeze protection, required area and access, and must adhere to Commission Standard Details with the service connections built under either an SEP, DRP or WSSC Built mainline extension or relocation project.

- When the Applicant for the mainline extension or relocation project and SU/MSU are the same, the mainline plans must be approved prior to the SU/MSU plan approval and the SU permit being issued.
- If the Applicant for the mainline extension or relocation project is different from the Applicant for the SU and the service connections are part of the mainline project, the BCR cannot be issued until after approval of the mainline plan.
- When the Applicant for the mainline extension or relocation project is different from the Applicant for the SU and the service connections are not part of the mainline project (connections being done using the ‘Applicant-built’ process) the SCP cannot be issued until after the mainline project is *Released for Service*.

[SECTION 1106

CONNECTION TO THE COMMISSION’S

SYSTEMS AND METERING

1106.1 Service Connections, General. Any newly constructed building located on a property which abuts a public water or sewer main shall connect to the public water or sewer systems. Any property that does not abut a public water or sewer main may connect to a private well for water supply or private sewage disposal system (septic system) if the property is categorized by the respective County’s water or sewer category maps and the property is permitted by the respective County’s Health Department. Any property that is not categorized or permitted by the respective County for private water or sewage disposal shall apply for a system (main line) extension or a non-abutting connection to the public water or sewer system.

1106.1.1 Size, Type, and Location. The Commission shall have approval authority of the size, depth, location, and type of construction of water and sewer service connections.

1106.1.1.1 Water Service Connection, Minimum Size. The minimum size new *water service* connection for Group R-3 (see 1106.2.1.1) occupancies shall be 1.5 inches. Water service connections that are already buried may be utilized provided they are deemed adequate to serve the greater demand of either the total proposed fixture load or the fire sprinkler system.

1106.1.1.2 Design Consideration. New water service connections may be designed as 1-inch provided that future load can be predetermined and where no segment of the building's domestic or fire protection system shall exceed 1-inch. These criteria must be met for all model homes and all lots, and the entire extension project excluding 'pipe-stem' lots must be designed uniformly.

1106.1.2 Non-Abutting Properties. Connections to property not abutting directly on a Commission water or sewer main may be permitted under certain conditions.

1106.1.3 Right-of-Way Connection. If the property to be served is to be connected to a Commission water or sewer main located in a easement on or off the owner's property, services shall be provided under the following conditions:

1106.1.3.1 Responsibility. All necessary excavation, backfill, and restoration within easements shall be the responsibility of the Master Plumber.

1106.1.3.2 Trenching. The main shall be exposed and the trench protected in accordance with all MOSHA requirements.

1106.1.3.3 Tapping. Only Commission authorized personnel shall make taps or connections into Commission water and sewer mains.

1106.1.4 Reconnection. Reconnections to abandoned building sewer and water services shall be permitted provided they conform to WSSC's applicable Plumbing and Fuel Gas Code requirements.

1106.1.5 Existing Water Connection. New buildings utilizing an existing water service connection with either an existing outside or inside water meter setting shall be required to re-establish a water meter setting at the Commission's discretion with the size, type and location of the new water meter as designated by the Commission.

1106.1.5.1 Existing water connections not being re-used shall be disconnected at the main through an abandonment permit at the expense of the property owner.

1106.1.6 Existing Sewer Connection. New buildings utilizing a previously un-used existing sewer service connection and existing buildings having the building sewer replaced shall be required to have a *property line cleanout* installed within 1-foot of the property line or at the edge of the right-of-way in the case of right-of-way connections *if* such a cleanout does not already exist. The base connection shall be a combination wye and one-eighth bend lying on its back. The cleanout cover assembly shall conform to WSSC Standard Detail S-5.1 or S-5.2.

1106.1.6.1 Existing sewer connections not being re-used shall be disconnected at the main through an abandonment permit at the expense of the property owner.

1106.1.7 Applicant Built Service Connection Permits. Where Applicant built service connection permits apply, a completed Applicant built package shall be submitted and accepted by Permit Services prior to the plumbing permit being issued. Where Applicant built permits are for abandonment of water or sewer service connections, the Applicant built package is required at the time the Applicant built package is submitted for new service.

1106.2 Service Connection(s). Only one (1) water and only one (1) sewer service connection will be permitted to serve a lot or parcel or a group of lots and parcels which are under single ownership.

1106.2.1 Additional Connection(s) Allowed or Required. After approval from the Commission, additional service connection(s) may be allowed or required as follows:

1106.2.1.1 Group R-3 Buildings (single family homes). For detached building(s) located on common tract of land with the same owner, if the detached building is converted wholly or in part subdivided under different ownership and sold, it is required to have separate water and sewer service connections prior to the sale.

1106.2.1.2 Hospitals. Two separate water service connections and separate piping on property are required in accordance with Section 609.2 of the International Plumbing Code.

1106.2.1.3 Superstructures (High Rises 420-feet in height or greater). Two separate water service connections and separate piping on property are required in accordance with Section 403.3.2 of the International Building Code.

1106.2.1.4 Greater Hydraulic Demand. For buildings, complexes or campuses with a significant domestic or fire protection demand, additional water services may be allowed. Supporting documentation is required to demonstrate that a single service is not practical or where the local fire protection design official is requiring redundant service. Where separate services are approved, metering arrangements shall generate a single WSSC account.

1106.2.1.5 Layout Restrictions. Additional water or sewer service connections may be allowed where physical site features or appurtenances, including the imposing footprint of the building itself, create unyielding obstacles.

1106.2.1.6 Sewer Serviceability. In order to facilitate the greatest amount of gravity sewer service, additional sewer service connections shall be allowed for buildings, complexes or campuses where deemed practical and beneficial. Consideration shall be given to the depth, serviceability, and structural impact of long, inside runs of building drain (collection piping).

1106.2.1.7 Imminent Subdivision and Sale. Separate service connections are required when subdivision and sale of a large tract of land has begun or as a riding condition of a governmental action. Consideration shall be given to mainline water and sewer extensions needed to facilitate the required service connections.

1106.2.2 Shared Service Connections. Serving Multiple Property Owners – a shared service connection may be allowed when multiple properties or buildings (other than Group R-3 occupancy) are under separate ownership but located on a common tract of land. The arrangement must be recorded in a Shared Site Utility System Agreement and approved by a WSSC Code Official. The following conditions shall be required for approval by WSSC:

1106.2.2.1 Recordation of the necessary covenants and easements for maintenance of the shared site utility system.

1106.2.2.2 An accessible outside water meter for each water service connection. All WSSC water meters serving the shared site utility system shall be billed to a single account.

1106.2.2.3 Design to facilitate the sharing of water service connection(s) and sewer service connection(s); where only the minimum number of services needed shall be allowed.

1106.2.2.4 Further divisions of water and sewer billing obligations shall be a private matter between the property owners, lessees, and tenants and may be accomplished through ‘private’ metering.

1106.2.3 Covenants. In general, where multiple properties or buildings under single ownership are served by water and sewer services connections as allowed or required, a covenant shall be submitted for the Commission’s approval. The covenant shall require the property owner to notify the Commission prior to any subdivision or sale of any or all of the properties covered by the covenant. Such action may require the property owner to obtain separate water and sewer connections or a *Shared Site Utility System Agreement*.

1106.3 Right-Of-Way or Easement. A property owner shall have a recorded right-of-way or easement if their property's water service, sewer service or site utility system is installed, under, over or through any other property.

1106.4 Fire Service Connections and Fire Hydrants. Water connections for combined domestic and fire service or for fire service only, shall be provided under such conditions as determined by the Commission.

1106.4.1 Group R-3 Single Family Occupancies. Connection to the potable water supply shall be made in accordance with provisions set forth in Chapter 6, Installation of Commission Water Meters, Sections 603.2.2 and 604.3.2 in the WSSC Plumbing & Fuel Gas Code.

1106.4.2 Other than Group R-3 Occupancies.

1106.4.2.1 Systems Without Fire Hydrants. If the water service is to serve a fire sprinkler system with no private fire hydrants, a reduced pressure detector assembly or a double check detector assembly supplied by the Applicant shall be installed.

1106.4.2.2 Systems with Fire Hydrants. If the water service is to serve private fire hydrants or other fire protection systems, a Factory Mutual (FM) water meter shall be installed.

1106.4.2.2.1 Exception. Where an inside meter is permitted by WSSC, see 701.3 (Plumbing & Fuel Gas Code), a single fire hydrant may be permitted to be installed as a monitored hydrant.

1106.4.2.3 Existing Monitored Systems. Existing properties served with monitored fire sprinkler systems or monitored fire hydrants, shall continue to monitor those systems via a WSSC approved third party alarm monitoring company. Properties may be altered and new buildings erected utilizing monitored systems with approval from the Commission. Permission will be contingent on successful demonstration of past and present monitoring agreements; updated agreements will be required for all building fire sprinkler systems and all private fire hydrants served by the service connection(s) supplying the proposed work.

1106.4.3 Private Fire Hydrants. Private fire hydrants shall be painted red. The use of private fire hydrants shall be limited solely to fire protection. Any other use shall be prohibited.

1106.5 Metering.

1106.5.1 General. The Commission shall determine meter size, type, and metering schemes for all properties. In general, water meters shall be right-sized based on plumbing hydraulic load as set forth in Section 602.3 of the Plumbing & Fuel Gas Code.

1106.5.1.1 Existing Metering Schemes. Existing properties may be permitted to have their existing metering schemes remain in lieu of new provisions of this Code. Properties may be altered and new buildings erected utilizing existing metering schemes with approval from the Commission.

1106.5.2 Location. Water meters shall be set adjacent to the property line or at the edge of a public right-of-way where applicable, unless an exception is approved for locations inside of a building. Water meter settings and vaults shall be constructed in accordance with WSSC Standard Details.

1106.5.3 Responsibility. Commission water meters shall be supplied and maintained by the Commission, shall remain the property of the Commission, and shall be installed in accordance with provisions set forth in Chapter 6 of the Plumbing & Fuel Gas Code.

1106.5.4 Protection. Commission water meters shall be protected from damage by freezing or physical abuse. The property owner shall be responsible for expenses related to meter repair, replacement, or loss due to neglect or damage.

1106.5.5 Tampering. It shall be unlawful to tamper with a Commission water meter, meter seal, bypass seal, appurtenance, meter setting, curb valve, valve box, or meter vault.

1106.5.6 Exceptions. All water provided by the Commission shall be metered except as provided in Section 1106.4.2.3.

1106.5.7 Meter Settings and Installation. The *Commission* shall furnish all water meters. The Commission or its designee shall install all outside meters. Outside settings for ¾-inch through 2-inch meters and outside vaults for 3-inch and larger meters shall be furnished and installed by the Applicant's utility contractor. The plumber shall install inside Commission meters of size 1½-inch and larger. The Commission or its designee shall install inside meters of size 1-inch and smaller. See Chapter 6 of the Plumbing & Fuel Gas Code, Installation of Commission Water Meters.

1106.5.8 Multi-Unit Buildings. The Commission shall not provide separate water meters to units within a multi-unit building except as required in 1106.5.8.1 or as allowed in 1106.5.8.1.1. Where required by the owner, unit water meters shall be privately installed and maintained.

1106.5.8.1 Mixed-Use Buildings. Where both residential and commercial units in the same building (a 'Mixed-Use' building) are served by a single water service connection or multiple service connections forming into a single system on property, two meters shall be installed as set forth below to allow for the separate registering or computation of residential unit and commercial unit water consumption at the building.

1106.5.8.1.1 Live/Work Units. In such mixed-use buildings where only one residential unit and one commercial unit are served by a single water

service, the owner may choose to have one or two meters. Where only one meter is installed, the 'Unit Count' for billing purposes shall be one.

1106.5.8.1.2 Inside Meters. When a Mixed-Use building is allowed by other sections of WSSC's Plumbing & Fuel Gas Code to be served by an inside meter application, the two required meters (one to register only residential unit water consumption and the other to register only commercial unit water consumption) shall be installed inside per Chapter 6 of the Plumbing & Fuel Gas Code.

1106.5.8.1.3 Outside Meters. When a Mixed-Use building is required by other sections of the Plumbing & Fuel Gas Code to be served by an outside meter application, the two required meters shall be installed per Chapter 6 of the Plumbing & Fuel Gas Code as follows: one meter shall be installed outside on the water service connection to register all consumption on-property. The other meter shall be installed inside to register the commercial unit water consumption only so that the difference between the two meter readings represents the residential unit water consumption at the building.

1106.5.9 Commission Sub-Meter. Except as otherwise allowed by law, where water furnished by the Commission is used for purposes where none of the water that passes through the sub-meter enters the Commission's sewerage system, the owner may request the installation of a Commission sub-meter. See Maryland Code Annotated, Public Utilities Article, Section 25-502 and 25-504.

1106.5.10 Sewer-Only Accounts. When a building classification other than Group R-3 using a private water supply system is connected to the Commission sewerage system, a Commission meter shall be installed on the water supply to determine the sewer use charge. Group R-3 occupancies served as above shall be billed based on a flat rate or based on a sewer use meter at the Commission's discretion.

1106.5.11 Hydrant Meters. The Commission may authorize use of a fire hydrant water meter to Applicants requiring water for temporary use. A WSSC small hydrant meter shall include an integral ASSE 1011 backflow prevention device. For a WSSC large hydrant meter, the Applicant shall provide a high-hazard backflow prevention device assembly (ASSE 1013). The assembly must carry a satisfactory test tag current within six months. Fire hydrant use shall be restricted to temporary or seasonal applications such as but not limited to: tank truck filling, temporary water for construction sites, special events (e.g. charity walks or fairgrounds), and seasonal uses (e.g. irrigation). Fire hydrants shall not be used to circumvent the need to obtain service connections to supply water to full time businesses, nurseries with retail and maintenance buildings, and similar applications. Such applications shall require a permanent service connection.

1106.6 Containment. All buildings shall have a backflow containment device installed on the outlet side of the water meter prior to water uses within the premise, as cited in Section 502.3 in

Chapter 5 of the Plumbing & Fuel Gas Code. Backflow preventers shall be maintained by the owner as cited in Section 1106.3.9.]