

BOROUGH OF FOX CHAPEL

REGULATIONS FOR DOCUMENTS OF CERTIFICATION

1. Applications for a Document of Certification must be made at least thirty (30) days prior to the closing date using forms provided by the Borough. Any required application fee **MUST** be submitted with the application.
2. It is the homeowners' responsibility to retain the services of a licensed plumber registered to work in Allegheny County *and certified by the Borough* to conduct the testing under the guidance of the Borough's inspector. **However, the responsibility for the thoroughness of the testing rests SOLELY with the plumber.**
3. Prior to contacting the Borough to schedule the testing, the plumber **MUST** complete the following items:
 - Open and unplug **all** downspouts so that they flow freely and locate all points of discharge whenever possible. If a downspout cannot be opened, the downspout shall be disconnected and discharged onto the ground. The existing pipe shall be cut off 12-inches below grade and sealed with at least 12-inches of concrete.
 - Locate and, where necessary, expose all fresh air vents and traps.
 - Provide a probe meeting the Borough's design along with dye and sufficient hose to reach all potential test locations.

In addition to a possible revocation of the plumber's certification, failure to satisfy the foregoing requirements prior to the arrival of the Borough's inspector may subject the Applicant to a charge of \$50/hour/man for delay. Each return visit will result in a minimum charge of \$150. All additional charges must be paid prior to the issuance of the Document of Certification.

4. In the event that weather conditions or other factors do not permit the testing to be done in a timely manner, a Temporary Document of Certification may be issued provided the Sellers and the Buyers submit a signed Agreement on a form prepared by the Borough indicating that the testing will be completed as soon as conditions permit. By executing the Agreement, the Buyers agree that they will be responsible for correcting any problems that are discovered during the testing. Applications for Temporary Documents of Certification **MUST** be accompanied by \$1,000 security deposit in the form of a money order, cashier's check or certified check to guarantee that the testing will be completed. The security deposit will be returned to the Applicant once the testing has been completed.

5. In the event that the testing determines that illegal connections and/or defects exist in the plumbing system and the necessary remedial work cannot be completed in a timely manner, a Temporary Document of Certification may be issued provided the Sellers and the Buyers submit a signed Agreement on a form prepared by the Borough indicating that the remedial work will be completed as soon as conditions permit. Under these conditions, a Temporary Document of Certification will only be issued when the applicant provides the Borough with ALL of the following:
 - a. A copy of an executed contract between the applicant and a registered, licensed plumber to complete the necessary remedial work with the Borough of Fox Chapel listed thereon as a third party beneficiary.
 - b. Security in the form of a money order, cashier's check or certified check in the amount of said contract. (The security deposit shall be returned to the applicant upon completion of all required remedial work.)
 - c. An Agreement by the Buyer to be responsible for all cost overruns related to the remedial work together with a license to enter upon the property to complete work in case of default of the contractor.
6. Testing may include, but not necessarily be limited to, any of the following, the Borough having the right to require additional testing:
 - a. Dye-testing at each downspout and area drain.
 - b. Dye-testing foundation drains by flooding or injection.
 - c. Smoke-testing public sewer and sewer lateral to the house trap.
 - d. Smoke-testing building drain on house side of trap.
 - e. Air-testing lateral.
 - f. Hydrostatic testing lateral.
 - g. Dye-testing lateral.
 - h. Televising of main sewer and/or lateral sewer during periods of saturated ground, precipitation and/or dye-testing.
 - i. All testing shall be on a pass-fail basis with the Borough having the right to reject any tests or test results, which it feels, are inconclusive or inaccurate.
7. The sewerage system shall be retested after any corrective action has been taken to demonstrate that the illegal connection/defect has been eliminated/repaired.
8. Documents of Certification are valid for the lesser of one year from the date of issuance or until the property is resold at which time a new certification is required. The Borough shall, however, have the right to perform additional testing at its expense during said one-year period and to require the property owner to correct any defects that are detected at his/her expense.