

# CHATHAM COUNTY WATER SYSTEM

## OPERATING POLICIES

Revised 11/20/06



# Chatham County Water System Operating Policies

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PART A

CHATHAM COUNTY WATER SYSTEM - POLICY STATEMENTS

## Part A – Policy Statements

Approved 05/16/2006 (BOC)

### General

The availability of water from a public system is recognized as a factor which significantly influences land development. Therefore, it is the policy of the System to expand its production capacity and distribution network to support the implementation of the County's land development plan.

However, the availability of water from the System should not be accepted as justification for changing or granting exceptions to land uses prescribed in the development plan in any instance where more intensive uses of the parcel are precluded by factors other than the availability of water.

The availability fee will be used as a contribution to the System's capital asset replacement/improvement fund. Funds in this reserve may only be expended upon approval by the Board of County Commissioners.

### Expansion of the System's Water Distribution Network

Each agreement for expansion of the distribution network shall conform to each of the applicable System General Policies. Additionally:

Each individual system residential customer, i.e. not a resident within a major subdivision, shall be required.

- To pay the entire cost of extending the system's distribution network from the nearest County water line to the residence, and
- To pay the current water availability fee for the water connection to the residence.

The owner of an existing or proposed business or industry will be required:

- To pay, prior to connection to the system, the capital costs of the water extension project.
- To enter into a water purchase agreement/user agreement with the County. *Factors such as number of jobs, the facility's tax base, and the economic impact to the County are considerations for modifications to the abovementioned policy.*
- To pay the current water availability fee for the water connection.

The owner of a major subdivision proposed for development on a land parcel with frontage on a State road where a System distribution line of adequate size is established will be required to:

- Pay all capital costs of extending the distribution line into and within the subdivision in accordance with System standards before any connections to individual customers are made.
- All individual taps shall be made and paid for by the developer.
- Pay the current water availability fee for the water connection.

The owner of a major subdivision proposed for development on a land parcel which has no frontage on a State road where a System distribution of adequate size is established will be required to:

- Pay all of the capital costs of extending the distribution network to, into, and within the subdivision, in accordance with the System standards, before any connections to individual customers are made.
- All individual taps shall be made and paid for by the developer.
- Pay the current water availability fee for the water connection.

The owner of each existing major subdivision, currently served by a community water system other than the County Water System, will be required to:

- Pay the entire capital costs of extending the distribution network to, into, and within the subdivision, in accordance with System standards.
- Pay an availability fee of not less than twenty-five percent of the current individual residential customer charge for each existing water connection.
- Pay an availability fee of one hundred percent of the current individual residential customer charge for connection to each new residential property.

## Part A – Policy Statements

Approved 05/16/2006 (BOC)

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In a situation where an existing major subdivision is equipped with a master water meter:

- Pay an availability fee of not less than twenty-five percent of the current individual residential customer charge for each existing water connection.
- Pay an availability fee of not less than one hundred percent for connection to each new residential property.
- Chatham County Water Systems shall not provide bulk water service to community water system that does not meet the most current applicable standards established by North Carolina Department of Environment & Natural Resources – Public Water Supply Section Rules governing Public Water Supply Systems NC. Administrative Code Title is a DENR Subchapter 18C – Water Supplies as updated April 2003 or most recent edition or most applicable standards established by Chatham County unless otherwise approved by Chatham County.
- Furthermore, Chatham County shall not assume ownership or accept dedication of any community system that does not meet the applicable current standards established by NCDENR – Public Water Supply and/or Chatham County.

PART B

CHATHAM COUNTY WATER SYSTEM – RULES AND  
REGULATIONS

## Part B – Rules and Regulations

Approved 05/16/2006 (BOC)

### I. CLASSIFICATION OF SERVICE

All services are classified under three categories; Single-Unit residential, Multi-Unit residential, and Non-Residential Production.

Single-Unit Residential – any water service which solely serves a residential dwelling contains no other business or service needs, except that of a residence. (Farms which only have county water service to the residential dwelling would qualify as a residence. If any of the water service extends to facilities associated with farming, such service would be considered nonresidential. Churches, schools, and other related structures would also be considered non-residential).

Multi-Unit Residential – one meter serving multiple dwelling units (i.e. apartment building or mobile home park sharing a master meter).

Non-Residential Production – a meter account serving non-residential, manufacturing or agricultural customers who use the majority of their water for production purposes. (i.e. poultry houses, brick manufacturing, plant nurseries).

### II. RATE SCHEDULE

User rates are established from time to time by the County Board of Commissioners and are on file with the Chatham County Water Department. (See Exhibit A)

### III. APPLICATION FOR SERVICE

Service will be supplied only to those who have paid the current applicable fees.

Users must make an application for service at the County Water Department.

The County may reject any application for service not available under a standard rate, or which involves excessive service cost, or service that may adversely affect the supply of service to other customers or for other good and sufficient reasons.

The County may reject any application for service when the applicant is delinquent in payment of bills incurred for service previously supplied at any location.

### IV. DEPOSIT

All users will make a minimum cash deposit at the current published rate. Deposits shall not draw interest.

The individual in whose name the deposit is made shall be responsible for payment of all bills incurred in connection with the service furnished.

A separate deposit is required for each meter installed.

The deposit receipt is not negotiable and can be redeemed only at the County office less any amount owed the County for water furnished.

### V. COUNTY'S RESPONSIBILITY AND LIABILITY

The County shall run a service line from its distribution line to the property line where the distribution line runs immediately adjacent and parallel to the property to be served, and for which a tap on fee then in effect for each size of meter will be charged, as hereinbefore specified.

The County may install its meter at the property line or, at the County's option, on the consumer's property, or in a location mutually agreed upon. Easements for the maintenance of any public improvement shall be required if located on private property.

When two or more meters are to be installed on the same premises for different consumers, the meters shall be closely grouped and each clearly designated as to which consumer it applies.

The County does not assume the responsibility of inspecting the consumer's inside house piping or apparatus.

. All lines from wells to residences must be disconnected and inspected by County.

The County shall not be liable for damage of any kind whatsoever resulting from water or the use of water on the consumer's premises, unless such damage results directly from negligence on the part of the County. The County shall not be responsible for any damage done by or resulting from any defect in the piping, fixtures, or appliances on the consumer's premises. The County shall not be responsible for negligence of third persons or forces beyond the control of the county resulting in any interruption of service.

The County shall furnish and maintain a private cutoff valve on the County's side of the meter, the consumer to provide a like valve on the consumer's side of such meter

The County reserves the right to refuse service for the following reasons:

- The consumer's lines or piping are not installed in such manner as to prevent cross-connections or backflow.
- The service is classified as a potential health risk and the consumer has not installed a reduced pressure zone backflow preventor (RPZ)
- The consumer has not installed a Pressure Reducing Valve (PRV) of appropriate size and capacity to protect the customer's property from possible excessive pressures.

Under normal conditions, the consumer will be notified of any anticipated interruption of service.

### Expansion of the Distribution Network

When a project for expansion of the Distribution Network is to be paid for by Chatham County, the Water Department will complete its canvass of potential new customers on the proposed extension and water purchase agreements prior to issuance of invitations to bid on the design or construction of the project.

Unless specifically authorized by the County to be situated elsewhere, water system meters will be installed at the boundary which separates the water customer's property from the road right-of-way in which the System's water main is located.

## VI. CONSUMER'S RESPONSIBILITY

Consumers requesting a new service will be required to obtain a plumbing permit from the Chatham County Central Permitting office. An inspector from the Central Permitting Office will inspect the consumer's outside water piping at the time of meter installation to ensure that there is no connection to another water supply for service inside of the house. No connection will be permitted if such a condition exists.

All services that are classified as a potential health risk, including but not limited to farms, factories, irrigation systems, etc., are required to have a reduced pressure zone backflow preventor (RPZ) installed on the service line on the customer's side of the water meter.

The customer is required to have the RPZ inspected annually by a certified inspector. An inspection report is to be sent to the Chatham County Water Department by the certified inspector. The certified inspection report will be kept on file by the water department. Failure to inspect as required or to correct any deficiencies noted upon inspection may be grounds for termination of service.

There shall be installed on every water service to customers on the Chatham County Water System a Pressure Reducing Valve (PRV) of appropriate size and capacity to protect the customer's property from possible excessive pressures. The PRV shall be installed by the customer at his own expense on the customer's side of the meter box. Maintenance, repair and/or replacement of the PRV shall be the customer's responsibility.

Piping on the consumer's premises must be so arranged that the connections are conveniently located with respect to the County lines or mains.



## Part B – Rules and Regulations

Approved 05/16/2006 (BOC)

If the consumer's piping on consumer's premises is so arranged that the County is called upon to provide additional meters, each place of metering will be considered as a separate and individual account.

The consumer's piping and apparatus shall be installed and maintained by the consumer at the consumer's expense in a safe and efficient manner, in accordance with the County's rules and regulations, and in full compliance with the sanitary regulations of the North Carolina Department of Human Resources.

The consumer shall guarantee proper protection for the County's property placed on the consumer's premises and shall permit access to it only by authorized representatives of the County.

In the event that any loss or damage to the property of the County or any accident or injury to persons or property is caused by or results from the negligence or wrongful act of the consumer, his agents, or employees, the cost of the necessary repairs replacements shall be paid by the consumer to the County; and any liability otherwise resulting shall be assumed by the consumer. The amount of such loss or damage or the cost of repairs shall be added to the consumer's bill; and if not paid, service shall be discontinued by the County.

Failure to comply with these rules and regulations may lead to a disconnection from the water system.

### VII. ACCESS TO PREMISES

Duly authorized agents of the County shall have access at all reasonable times to the premises of the consumer for the purpose of installing or removing County's property, inspecting piping, reading or testing meters, or for any other purpose in connection with the County's service and facilities.

Each consumer shall grant or convey, or shall cause to be granted or conveyed, to the County a perpetual easement and right-of-way across any property owned or controlled by the consumer wherever said perpetual easement and right-of-way is necessary for the County's water facilities and lines so as to be able to furnish service to the consumer. Service may be conditioned upon such easement grant.

### VIII. CHANGE OF OCCUPANCY

Not less than three days notice must be given in person or in writing, at the County's office, to discontinue service for a change in occupancy.

The outgoing party shall be responsible for all water consumed up to the time of departure or the time specified for departure, whichever period is longer.

### IX. METER READING/ BILLING/COLLECTING

Meters are read on a monthly basis. Utility bills are mailed on or about the 1st of every month and are due by the 25<sup>th</sup> of each month. The bill will become delinquent on the 26<sup>th</sup> day of each month with a late fee applied. Cut-off of service for non-payment of the bill with an outstanding balance of a minimum charge or more will occur if payments for the past due amount were not paid by the 15<sup>th</sup> of the following month. Should the 15<sup>th</sup> fall upon a weekend or holiday, cut-off of service shall take place on the following business day. A reconnection fee will be charged for services discontinued for non-payment.

In the event a state of emergency is declared by or on behalf of Chatham County, the County Manager shall be delegated the authority to suspend the disconnection of water services and allow the reinstatement of previously disconnected water services, without requiring utility accounts to be paid in full, and including waiving any reconnection charges and late fees, until such time the state of emergency is rescinded.

Customers are responsible for paying their water bills every month even if the bill is not received. Billing information may be obtained from the County Water Department.

Bills for water will be figured in accordance with the County's published rate schedule then in effect and will be based on the amount consumed for the period covered by the meter readings.

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## Part B – Rules and Regulations

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Charge for service commences when the meter is installed and the connection is made, whether used or not. Charges will commence upon use but no later than sixty (60) days from the installation of the service. This will allow the customer time to make plumbing connections from the residence to the County meter.

Readings from different meters will not be combined for billing, irrespective of the fact that said meters may be for the same or different premises, the same or different consumers, or the same or different services.

### X. SUSPENSION OF SERVICE

Deposits will be refunded when services are disconnected and all bills paid.

Upon discontinuance of service for nonpayment of bills, the deposit will be applied by the County toward settlement of the account. Any balance will be refunded to the consumer, but if the deposit is not sufficient to cover the bill, the County may proceed to collect the balance in the usual way provided by law for the collection of debts.

Service discontinued for nonpayment of bills will be restored only after the past due amount, the current month's charges, and a re-connection service fee is paid for each meter reconnected.

The County reserves their right to discontinue its service without notice for the following additional reasons:

- To prevent fraud or abuse.
- Consumer's willful disregard of the County's rules.
- Emergency repairs.
- Insufficiency of supply due to circumstances beyond the County's control.
- Legal procedures.
- Direction of public authorities.

The County may, in addition to prosecution by law, permanently refuse service to any consumer who tampers with a meter or other measuring device. The County may initiate legal action for anyone tampering with any portion of the County's system.

### XI. COMPLAINTS/ADJUSTMENTS

If the consumer believes his bill to be in error, he shall present his claim in writing to the County Water Department before the bill becomes delinquent. Such claim if made after the bill has become delinquent shall not be effective in preventing discontinuance of service as heretofore provided. The consumer may pay such bill under protest and said payment shall not prejudice his claim.

The County will make special meter readings at the request of the consumer for a fee. No fee will be charged if the special reading discloses that the meter was read incorrectly.

The County will test residential meters at the request of the consumer for a fee. Other meters will be tested for a fee not to exceed the actual cost to the County of making the test. If the meter is found to over register beyond two percent of the correct volume, no fee will be charged.

If the seal of a meter is broken by other than the County's representative or if the meter fails to register correctly, or is stopped for any cause, the consumer shall pay an amount estimated from the record of his previous bills and/or from other proper data.

An allowance may be made to a customer for adjustment of his bill for one undetected leak per year while allowing the County to recover the cost for lost water. The customer would be paying a more equitable rate for water loss through no fault of their own. A maximum of two consecutive months' billings may be adjusted

Adjustments may be allowed when:

- The bill exceeds the customer's "average monthly bill" by three times. "Average monthly bill" would be calculated on the past twelve (12) months billings (when possible).
- Immediate steps were taken, after detection of the leak, to prevent further loss of water.

## Part B – Rules and Regulations

Approved 05/16/2006 (BOC)

- Customer has made the necessary repairs.

Methods for Adjustments:

- Adjustments would be based on the customer's "average monthly bill."
- The customer would pay the amount of their "average monthly bill" plus all water used over their average usage calculated at the prevailing purchase rate.
- If the usage crossed two months of billings, two minimums would be paid.

### Adjustment in billing to sewer customers for undetected water leaks

Sewer adjustments may be made for undetected leaks that do not go through the sewer system. These leaks must be verified in writing by a certified plumber when he makes the repair. Should a water department employee in the normal course of their work, discover a leak, this information along with a written statement by the property owner that the leak has been repaired would suffice in determining the validity of the leak. The customer's revised bill shall be based upon the consumption for that month during the preceding calendar year. If this information is unavailable, the average consumption for the preceding three months shall be utilized.

### Nonconforming Water Service Connections

Nonconforming Water Service Connections can be defined as but not limited to: multiple connections to a single service line and/or metered connections without proper backflow protection, exclusive of multiple residential services through an approved master meter.

The County Staff will provide written notification to any customer(s) in violation of the current policy. The customer(s) will have 60 days to install a separate service line and meter to each residential dwelling. All installations and equipment shall meet all applicable State and Local Building Code and all applicable fees shall be paid.

If after 60 days from the date of the notification, the Nonconforming Water Service Connections have not been corrected in accordance with standards established by Chatham County, the customer is subject to disconnection from the County water system.

Exemptions to this policy (non conforming water service):

- Any developments which have a written contractual agreement with Chatham County for multiple residential use on a master meter.
- Facilities such as commercial farms or customers classified as non-residential production.

## XII. SEWER - GREASE TRAP POLICY

All non-residential sewer customers that discharge grease, oil, or sand in their waste water streams shall install and operate grease/oil/sand interceptors at their own expense. Interceptors shall be maintained in a manner that prevents the discharge of grease/oil/sand into the county wastewater collection system. Interceptors shall be easily accessible for cleaning and inspection. All interceptors shall be of a design and construction approved by the county utility.

Customers shall maintain pumping and maintenance records for their interceptors for the previous two years.

The county shall have the right to inspect during normal business hours interceptors and interceptor maintenance records.

Failure to properly maintain an interceptor may result in termination of water and sewer service.

## XIII. AMENDMENT OF RULES

No promise, agreement, or representation of any employee of the County shall be binding upon the County except as it shall have been agreed upon in writing; signed and accepted by the County Manager.

No modification of rates or any of the rules and regulations shall be made by any agent of the County.

PART C

CHATHAM COUNTY WATER SYSTEM – CONNECTION POLICY FOR  
SUBDIVISIONS

## Part C – Chatham County Water System – Connection Policy for Subdivisions

### INTENT

Chatham County allows and encourages extensions to its water distribution system to promote the provision of public water supply service to both residential and non-residential customers. This policy is intended to identify the requirements for water system installation as part of the subdivision approval process for developers in Chatham County.

### POLICY

New development projects will be required to connect to the County water system if water service is determined to be available and feasible as defined herein. The connection to the County water system shall be provided in lieu of installation of individual or community (private) water systems. The distance requirements shall be as follows:

User Classification	Distance to utility easement or public right-of-way adjacent to the nearest water main (see definitions)
Major residential subdivision – 1 dwelling unit per lot	100 linear feet per lot
Minor residential subdivision – 1 dwelling unit per lot	100 linear feet per lot
New non-residential unit	2,000 linear feet per unit

All transmission lines (define here as six inches and larger) authorized by the County shall be ductile iron “Except where the County is restricted from requiring ductile iron due to the County’s funding source.” (reference board meeting November 15, 2004)

The County reserves the right to fund an extension of a current water main to within the distance requirement, thereby making water available to the project.

If a development meets the criteria defined herein, the developer will be required to install the necessary water system improvements to and within the development to provide water service to each unit residential or non-residential. All installations shall be in accordance with County requirements for installation of potable water lines.

If water service is determined to be unavailable for a given development the developer may request the provision of County service. If the County chooses to make water available to the development, the developer will then be required to comply with the policy stated herein.

If some or all of the water mains to serve a development can be increased in size to provide substantial benefits to other current or future users of the County water system, the County reserves the right to require the upsizing of the water main(s).

The cost of water mains greater than predetermined line sizing approved on January 20, 2004 may be negotiated with the County.

Phased projects shall require the submission of a master conceptual plan of the applicant’s contiguous land holdings. The County is concerned with ensuring continuity between phases and satisfactory completion of each individual phase should the project not be completed as planned.

### DEFINITIONS

“Distance” – the distance requirement shall be measured from the closest property line of subdivision to the edge of the utility easement or public right-of-way hosting the closest County water main. This distance shall be measured along utility easements or public rights-of-way.

“Major Subdivision” – A major subdivision shall be defined as any subdivision having more than 5 dwelling units. In the case of phased projects, the total number of dwelling units to be constructed in all phases shall be used for the purpose of classification. In the absence of a phasing master plan, any existing development contiguous to the proposed subdivision which has been permitted by the applicant within the 12-month period preceding the date of application for a new permit shall be considered an earlier phase and shall be added to the number of dwelling units in

## Part C – Chatham County Water System – Connection Policy for Subdivisions

the proposed subdivision to calculate the total number of dwelling units in all phases for the purposes of classification of the subdivision.

“Minor Subdivision” – A minor subdivision shall be defined as any subdivision having 5 or fewer dwelling units.

“Available” – Water service shall be deemed to be available if the system is located within the required distance and is able to provide the necessary flow and pressure required for the development. For the purpose of this classification, it shall be defined in state rules 15A:18C:0904.

### EXCEPTIONS

Under the specific classifications herein defined, a development shall be evaluated on a case-by-case basis.

“Large Setbacks” – If an individual dwelling unit is located on a parcel of land with a setback from the nearest public right-of-way equal to or greater than 500 feet the availability of water it will be evaluated on a case-by-case basis to assure adequate flow can be provided at a feasible cost. If the developer requests that such a connection be made then the connection shall be made according to the requirements described herein.

“Service Unavailable” – If the County system is not able to provide water service meeting the definition of “available” according to pressure and flow requirements, the developer shall be exempt from these requirements.

“Non-Profit Entities” – Non-profit entities shall be evaluated on a case-by-case basis and under hardship circumstances may be exempt from the requirements of this policy.

“Replacement Units” – A new residential dwelling unit that is constructed to replace an existing residential dwelling unit shall be deemed an existing unit and shall be exempt from these requirements.

### COUNTY WIDE WATER CONNECTION POLICY

All new residences shall connect to the County’s water system if:

1. The property on which the dwelling unit is erected abuts a county water main, and;
2. Construction of the residence is within 500 feet of the water main, and
3. County water service is determined to be available and feasible according to the guidelines set forth in State rules 15A:18C:0904.

Note: The Board of County Commissioners may make variances when topographic or man made barriers make connecting economically impractical.

See Ordinance Establishing a Water System Availability Fee

PART D

CHATHAM COUNTY WATER SYSTEM – PLAN REVIEW AND  
CONSTRUCTION INSPECTION POLICY FOR WATER SYSTEM  
IMPROVEMENTS

## Part D – Plan Review and Construction Inspection Policy for Water System Improvements

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### A. INTENT

On acceptance of water system improvements, the County is responsible for maintenance of such features. Because of this responsibility to the community, it is important that Chatham County reasonably attempt to assure proper design and installation of water system improvements. This policy pertains to water system improvements or extensions within the water system master plan or those serving developments directly adjacent to lines included on the water system master plan. Major projects that include lines along state maintained roads not listed in the approved system master plan must be approved by the Board of Commissioners before any plan review may occur.

### B. AFFECTED PARTIES:

All individuals or organizations constructing private community water systems or public water system improvements in the County are subject to these policies. (Private water system improvement projects that will not be turned over immediately to the county must comply with this policy except for the provisions related to county acceptance of the project.)

### C. FEE SCHEDULE:

Design review and inspection fees as determined from time to time by the County shall be paid by the applicant as required by the County. (See Exhibit A)

### D. PROCEDURE:

1. An applicant shall submit in a form satisfactory to the County, 2 set of proposed plans and specifications signed and sealed by a professional engineer.
2. If the plans and specifications are complete, the Utilities Director or his designee will coordinate plan review with the County's consulting engineers, the planning department and the County Fire Marshal. Plans will be reviewed to determine the project's conformity with County Standard Water System Specifications and Requirements, the Water System Master Plan, and to assure the project impact the County's existing water system.
3. The County normally will approve, disapprove, or request modifications to submitted plans within 30 days.
4. If the County requires modifications to the project plans and specifications, the applicant must submit 2 sets of revised plans and specifications in conformity with the required modifications within the time specified in the notice.
5. The County will indicate approval for the project by stamping each set of plans and specifications and if applicable signing off on the State Plan Approval Application.
6. The County shall submit the plans to the State Division of Environmental Health. The state will review the plans for compliance with state requirements. If approved, the state will stamp plans and return to the County. This set of plans and specifications with both state and county approval stamps will be used to monitor construction.
7. The applicant shall obtain any other state and local approvals as required.
8. All applicable review fees shall be paid upon receipt.
9. Prior to construction, the applicant shall arrange for a pre-construction meeting with the County and the utility contractor. The applicant must adhere to all county water line inspection and disinfection policies during the construction phase of the project (see line



## Part D – Plan Review and Construction Inspection Policy for Water System Improvements

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inspection and disinfection guidelines for complete list of requirements). The applicant shall also supply the following documents:

- Provide to Chatham County the Approved Construction Drawings
  - All Applicable Permits
  - Shop Drawing and Submittals to be used in construction for all water main features (eg. valves, hydrants, fittings).
  - The Chatham County Authorization to Construct shall be approved prior to construction of the subject project.
10. The applicant shall provide the County with at least 48 hours notice prior to initiating the following actions.
- Commencement of Construction
  - Dry or wet tap to existing county distribution system.
  - Horizontal or Directional Boring.
  - Installation of Pump stations, back flow preventers, pressure reducing valves, and associated vaults.
  - Pressure testing and disinfection of water lines.
  - Final Inspection of subject project.
11. Upon completion of construction, the applicant will provide the county with the following:
- Shop drawings and operation manuals.
  - Two sets of as-built, reproducible (Mylar) plans showing location of all lines and appurtenances referenced to observable landscape or development features.
  - Computer files of the as-built drawings in Auto Cad or other County approved software format.
  - A bond or contractor's warranty to cover the cost of all repairs to water improvements as a result of installation for a 12-month period.
  - Completed Water Improvement Project Acceptance Form.
  - Payment for inspection services provided by the county.
12. Pursuant to state regulations, the applicants engineer shall submit his engineer's certification to NCDENR- Public Water Supply Section for final approval.
13. Once the County verifies the accuracy of all the submitted documents, the Utilities Director or their designee will date and sign the Applicants Certification Form for submission to NCDENR-Public Water Supply Section. This will constitute final approval and acceptance by Chatham County,
14. An Applicant is responsible for the maintenance cost of water improvement projects for 12 months. If maintained after 12 months, the County will accept the maintenance of the water improvement project.

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AN ORDINANCE ESTABLISHING A WATER SYSTEM AVAILABILITY FEE

WHEREAS, Chatham County has experienced substantial residential growth and development since the implementation of the Chatham County Water System and the construction of the County's Jordan Lake Water Treatment facility; and

WHEREAS, new development has increased the burden upon existing public water facilities in Chatham County; and

WHEREAS, additional customers are anticipated that will further burden the limited resources of Chatham County in order to satisfy the increased demands for potable water; and

WHEREAS, the commitment of such limited resources should be made only in consideration of payment of at least a portion of the costs of providing and making such resources available; and

WHEREAS, a water availability or capacity fee is a significant expenditure and the Board of Commissioners desires to minimize the economic impact of such fees as much as possible while at the same time requiring new customers to more fairly share in the cost of providing potable water facilities; and

WHEREAS, the Board of Commissioners desires to accomplish said purpose by limiting the maximum impact fee for growth, but fairly apportioning the cost of potable water facilities among and within the various customer classes generating the need for such facilities;

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of Chatham County as follows:

1. *Applicability.* An availability or capacity fee to cover a portion of the costs associated with providing water supply and treatment capacity and distribution facilities shall be assessed against new developments or new service connections that connect to the Chatham County Water system. This availability fee will be in addition to any other fees required by Chatham County. "New Development" means the subdivision of land; the construction, reconstruction, redevelopment, conversion, structural alteration, relocation, or enlargement of any structure; or any extension to any existing use of land; any of which increases the number of service units as hereinafter defined.

2. *Unit of assessment.* Availability or capacity fees shall be assessed at a rate per gallon of the average daily water usage estimated to be the capacity required for any proposed system extension or connection based upon the relationship of the continuous duty maximum flow rate in gallons per minute for a water meter of a given size and type compared to the continuous duty maximum flow rate in gallons per minute for a 3/4"x 5/8"

diameter simple water meter, sometimes referred to herein as a "service unit". The calculated amount of the availability fee shall be increased if the number of service units attributable to new development increases, in which case the calculated amount is increased in an amount equal to the availability fee then in effect multiplied by the increased number of service units. The calculated amount shall also be the greater of the fee based upon the size and type of meter connection and the fee based upon the number of service units to be served by that connection.

Development as to which a change in use occurs shall be revaluated and assessed in the same manner as new development. If a customer requests an increase in meter size to an existing service, the customer shall pay the fee difference between the number of service units requested and the existing number of service units. The additional fee shall be paid prior to the installation of the enlarged meter service.

3. *Rate of assessment.* The availability fee rate for connections or service units shall be as adopted from time to time by the Board of Commissioners.

4. *Procedural effect.* Payment of an availability or capacity fee shall have no effect on the development review and approval process for any proposed project required by the County or by any other government or agency thereof.

5. *Time of payment.* Water capacity for any development or service connection shall not be provided by the County unless and until payment of the required availability fees. Capacity or availability fees must be paid upon the earliest of the following:

- (1) Approval by the County of an application for a water line extension to the County Water System.
- (2) Approval of a final subdivision plat or nonresidential site plan utilizing County water services. Approval of a phase of any subdivision shall not imply availability of capacity for any future phase without payment of availability fees therefore.
- (3) Issuance of a building permit for new construction, expansion of an existing non-residential use or otherwise to increase a customer's service requirements from the County Water System.
- (4) A connection is made to an existing County water distribution line.

6. *Release from liability.* When funds for water capacity have been paid for a project or use as herein provided, the County shall make such capacity available for that project or use when required. If, however, the

owner fails to use the capacity reserved within the time permitted for completion of the development project, or five (5) years from the date of payment, whichever is later, then the availability fees so paid shall not be refunded and the County shall have no further responsibility to reserve said capacity. Water capacity for any development or service connection, including future phases of phased subdivision developments, shall not be assured by the County unless and until payment of the required availability fee.

7. *Obligation.* Payment of capacity fees does not relieve the owner of the obligation to build water line extensions in accordance with County standards.

8. *Severability.* If any provision, section, subsection, sentence, or clause of this ordinance, or the application of same to any person or set of circumstances, is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portions of this ordinance shall not be affected thereby, it being the intent of the Board of Commissioners in adopting this ordinance that no portion thereof, or provisions or regulations contained herein, shall become inoperative or fail by reason of any unconstitutionality of any other portion hereof, or for another reason and all provisions of this ordinance are declared to be severable for that purpose.

9. *Repealer.* All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

10. *Effective Date.* This ordinance shall be effective upon adoption. (4-3-06)

**Rate Schedule - Residential and Non-Residential**

All water service connections will be billed at the current published rates. All rates are reviewed periodically and subject to adjustment

**Residential/Commercial (single family dwelling unit & convenience store, office water use, etc )**

Administrative fee/meter	\$ 15.00	plus
Block 1 (0 to 5000) gallons	\$ 7.00	per 1000 gallons
Block 2 (5001 to 8000) gallons	\$ 8.50	per 1000 gallons
Block 3 (over 8000) gallons	\$ 10.00	per 1000 gallons

**Multi-Unit Residential Complexes (apartments, condominiums, etc)**

Administrative fee/meter	\$ 15.00	plus
Block 1 (0 to 5000) gallons	\$ 7.00	per 1000 gallons
Block 2 (5001 to 8000) gallons	\$ 8.50	per 1000 gallons
Block 3 (over 8000) gallons	\$ 10.00	per 1000 gallons

**Non-Residential/Industrial Production**

*(manufacturing facility using water for production, poultry farms, nurseries, etc.)*

Administrative fee/meter	\$ 15.00	plus
0 gallons and over	\$ 4.57	per 1000 gallons

Multi-unit users served through one meter will be billed at the County's prevailing fees. The administrative fee shall only apply to the meter(s) being used for billing purposes

**Sewer Rates**

Block 1 (0 to 5000) gallons	\$ 7.00	per 1000 gallons
Block 2 (5001 to 8000) gallons	\$ 8.50	per 1000 gallons
Block 3 (over 8000) gallons	\$ 10.00	per 1000 gallons

**Connection Charges:****Meter Size, Maximum Flow, and Fees**

<u>Meter Size</u>	<u>Meter Capacity</u>	<u>Availability Fee</u>	<u>Tap Fee (1)</u>
5/8"x3/4" inch	20 gpm	\$ 3,431 per unit	\$1,000
1" inch	50 gpm	\$ 5,729 per connection	Actual Cost
1 1/2" inch	100 gpm	\$ 11,425 per connection	Actual Cost
2" inch	160 gpm	\$ 18,287 per connection	Actual Cost
3" inch	350 gpm	\$ 34,310 per connection	Actual Cost
4" inch	630 gpm	\$ 57,194 per connection	Actual Cost
6" inch	1,500 gpm	\$114,355 per connection	Actual Cost

Source of maximum flow data is American Water Works Association

(1) In cases when developer installs meter box, customer shall be charged a meter installation fee consistent with the County's prevailing rate at the time of connection.

**Notes:**

1. For meter size larger than 3/4 inch, the customer will pay the availability fee and will be billed separately for the actual cost of the tap ( supplies and material)
2. Multi-Unit Residential, Commercial, Industrial users served through one meter: Availability Fees shall be charged based on a per unit charge or the Connection Charge for the bulk meter whichever is greater.
3. Meter sizes and type shall be approved/determined by the Chatham County Utilities Department.

**Other Fees and Charges**

<u>Description</u>	<u>Charge</u>
Water Deposit:	
Owner	\$ 40.00
Renter	\$ 80.00
Late Fee	\$ 5.00
Reconnection Fee	\$ 35.00
Returned Check Fee	\$ 25.00
Tap Fee	\$1,000.00
Meter Installation Fee	\$ 200.00
Hydrant Deposit	\$50 fee plus \$10 daily
Hydrant Fee (Refundable)	\$1,000.00
Theft/Tampering/Vandalism	\$ 500.00
Bacteriological Samples	\$ 35.00
Inspection Fees	\$ 45.00 per hour
Design/Plan Review	\$ 60.00 per hour
Consulting Engineer:	
Design Review	\$ 120.00 per hour
Inspection	\$ 55.00 per hour
Meter Test	\$ 35.00
Chatham County Specifications Book	\$ 20.00

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If a developer is allowed to place a water main under or along a sidewalk (concrete or pavement) the Homeowner Association will be required to replace the sidewalk at their cost. There must be a Homeowner Association to allow this option.