

BUILDING DIVISION – POLICIES AND PROCEDURES

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Inspections of Water and Sewer Lines on Private Property

Scott Greer, CBO

CHIEF BUILDING OFFICIAL

ISSUE: In many jurisdictions it is common practice for the Utilities Division to perform inspections for the Building Division on the water and sewer service lines extending from the City mains to the structure, even those on private property. This appears to be the case in the City of Golden for new installations or for the complete replacements of existing systems that affect the City taps and where work is performed in the rights-of-way. However, this is not the case where other repairs and replacements to service lines are made and these are not being inspected.

ANALYSIS: Section 101.2 (Scope) of the 2021 International Building Code (IPC) states:

“The provisions of this code shall apply to the construction, alteration, relocation, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.”

Section 202.0 (Definitions) of the IPC defines a “Plumbing System” as one that:

“Includes all potable water building supply and distribution pipes, all fixtures and traps, all drainage and vent pipe, and all building drains, including their respective joints and connection, devices, receptacles, and appurtenances within the property lines of the premises and shall include potable water piping, potable water treating or using equipment, fuel gas piping, water heaters and vents of same.” The International has equivalent language.”

It is clear from this language that all water and sewer service lines located on private property are subject to permitting, inspections, and approval by the Building Division.

POLICY & PROCEDURE: The Building Division shall be responsible for the permitting, inspection, and approval of all water and sewer service lines located on private property. When approved by the Building Division, inspectors for the City of Golden’s Utilities Division may perform such inspections. The Building Division inspectors shall also be authorized to perform those minor inspection located in the Public Rights-of-way not associated with a water or sewer tap to the Utilities Division mains or associated with excavations or work within public road ways.

All fees, permits and inspections associated with work to private water and sewer service lines shall be collected, issued, scheduled, and performed as required for plumbing permits.
