

ORDINANCE NO. 2026-01

AN ORDINANCE AMENDING CHAPTER 102 (UTILITIES), ARTICLE II (FEES AND CHARGES), SECTION 102-33, PERTAINING TO SANITARY SEWER CONNECTION FEES, FRONTAGE CHARGES AND WASTEWATER LATERAL REPAIR AND REPLACEMENT CHARGES, AND ARTICLE IV (WASTEWATER), DIVISION 3 (CONNECTIONS TO PUBLIC SEWERS), SECTION 102-180, PERTAINING TO CONNECTIONS TO PUBLIC SEWERS.

BE IT ORDAINED, by the City Council of the City of Fairfax, Virginia, that Chapter 102, Article II, Section 102-33 and Article IV, Division 3, Section 102-180, be and hereby are amended to read in their entirety as follows:

“Sec. 102-33. – Sanitary sewer connection fees, frontage charges and wastewater lateral repair and replacement charges.

Except as provided herein, the sanitary sewer availability fees and frontage charges shall be as set forth in the schedule of rates and levies adopted annually by the city council. Copies of this schedule shall be kept on file in the office of the city treasurer. Where fees are based on the number of "fixture units," the number of fixture units shall be as set forth in the plumbing code referenced by the current edition of the Virginia Uniform Statewide Building Code.

Multiuse premises shall be charged based on the various types of use or on the principal use whichever results in the higher charge.

Unless otherwise stated, the type of premises and units of measurement [occupancy unit] shall be as defined in chapter 102 [section 102-1].

- (1) *Availability charge.* Notwithstanding the foregoing, availability charges for sanitary sewer in special cases shall be determined by the city manager or his designees. In such special cases, areas of consideration in calculating the availability charge shall include, but are not limited to, typical consumption; strength of the wastewater; comparable use data; principal uses; and number and type of fixture units to be served. Apartments and condominium apartments shall be 80 percent of the single-family availability charge per dwelling unit. Hotel, motel, and roominghouses shall be 25 percent of the single-family availability charge per occupancy unit.

Where an existing single-family home is converted to sanitary sewer from a private septic system, the availability charge will be 50 percent of the standard single-family availability fee for sanitary sewer.

Where plumbing fixtures discharging to the sanitary sewer are added to existing occupancies other than single family dwellings, townhouses, apartments, residential condominiums, hotels, motels and rooming houses, the fee for the added fixtures shall be charged at the rate for additional fixtures in the Schedule of Rates and Levies. The number of fixture units shall be based on the edition of the plumbing code as referenced by the Virginia Uniform Statewide Building Code.

The city manager or his designees reserves the right to determine, on an annual basis, the maximum daily quantity of sewage when compared to the usage determined when the availability charge was calculated. Usage in excess of the charge of the availability charge shall require an increase in the availability charge and at the rates at the time of the reconciliation of the availability charge.

- (2) *Frontage charge.* The city manager or his designee shall reasonably determine the type of premises and frontage charges for all premises when the premises does not fall under any of the listed types.

Unless otherwise stated, the type of premises and units of measurement shall be as defined in chapter 110 of this Code. The term "occupancy unit" means any room or suite of rooms typically rented as a unit containing overnight sleeping

accommodations which are separate from any other such room or suite of rooms within the same hotel, motel or roominghouse.

Where an existing single-family home is converted to sanitary sewer from a private septic system, the frontage charge accordance with the schedule of rates and levies shall be waived.

(3) *Wastewater lateral repair and replacement charge.*

Type of Premises	Measure	Amount
a. Single-family dwellings, whether detached, semidetached, duplex or townhouse	Dwelling unit	\$4.50 per unit per quarter
b. Apartments and condominium apartments	Connection	\$3.00 per connection per month
c. Hotels, motels and roominghouses	Connection	\$3.00 per connection per month
d. Commercial or industrial uses and all other uses except those premises specifically set forth above	Connection	\$3.00 per connection per month

Income from the wastewater lateral repair and replacement charge will be escrowed in a separate account and used solely for eligible reimbursements for wastewater lateral repairs and replacements managed and paid by the customer and for administrative and other direct services provided by the utility exclusively for wastewater lateral repairs and replacements. Eligibility is based on demonstrated need and meeting program requirements to include substantiation of reasonable costs and city approved installations meeting city plumbing code requirements. Eligibility excludes root infestation, blockage removal and owner's abuse or fault.

Reimbursement shall be based on (1) 75 percent of actual payments made by the customer up to a maximum of ~~\$5,000.00~~ \$6,500.00 for replacements from the dwelling or business unit entirely to the main; (2) 25 percent of actual payments made by the customer up to a maximum of ~~\$2,500.00~~ \$3,250.00 for repairs or replacements only within the right-of-way; and (3) 25 percent of actual payments made by the customer up to a maximum of ~~\$2,500.00~~ \$3,250.00 for repairs or replacements only within the private property and only for the entire length. Repairs within the private property are not eligible. Reimbursement for replacement of laterals shall be a one-time obligation of the utility. Repairs within the right-of-way are eligible for more than one repair when no fault of the customer.

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“Sec. 102-180. – Connections to public sewers.

- (a) *Tapping public sewers.* All labor and material necessary for installing connections between building and sewer mains, including those portions located within the rights-of-way of public or private streets, shall be furnished by the owners of such building at their cost and expense. All necessary work shall be done by a plumber registered in the city. Connections to sewer mains shall be made through existing manufactured tees previously installed or the connection shall be made by means of inserting an approved saddle and affixing it to the main in a method approved by the code official. Cutting into the pipe for branches will be permitted only with a commercially manufactured tapping or drilling machine. Whenever it is necessary to tap the sewer main, it shall be tapped on a 45-degree angle unless permission is otherwise granted by the administrative authority. The pipe shall be completely uncovered, the excavation shall be free of all water and shoring shall be installed if necessary. No sewer main shall be cut for a tap or any other purpose except during the presence of and under the supervision of a plumbing inspector. The division of building and fire code administration shall be notified at least 24 hours before a tap is desired. Before the tap can be made, the owner of the premises shall have made application to the director of public works department of utilities for the connection and paid all necessary charges. The owner of the premises or permit applicant is responsible for providing the number of structures and units (if applicable) that previously discharged to the sanitary sewer to earn credit on any availability fees. To earn credit, the owner of the premises or applicant must provide documentation or plans when the plumbing permit

application is submitted to the division of building and fire code administration. If the owner of the premises or applicant fails to provide such documentation or plans, the department of public works will charge availability fees in full. At the time the tap is made, a section of the connection to be installed adjacent to the sewer main shall be assembled and available for insertion into the saddle. Immediately after the saddle and the section of building sewer have been fastened in place, it shall be supported with cement, covered with heavy paper and then covered to a depth of two or more feet with dry dirt. The tap must be protected from water while the cement is green and if the plumbing inspector directs, pumps must be used to keep water from the tap until the cement is hard. Test tees shall be located not closer than five feet from the sewer saddle and the pipe between the test tee and saddle shall be of approved material. After the tap is made, the sewer must be completed and inspected in the shortest time possible. Trenches must not be left open longer than a reasonable length of time to complete work and sewers shall be protected at all times from damage by water and mud. Sufficient backfill shall be placed over the pipe by hand to prevent damage when filling the trench and that portion of the trench in the street shall be tamped in six-inch layers, each compacted to 95 percent density until backfill is completed. Any additional requirement of the city shall be carried out.

In the subdivisions where the sewer mains are being installed by the developer, the developer may also install a spur extending from the sewer main to one foot beyond the property line for each lot. In cases where spurs would terminate under sidewalks or utilities, a variance may be granted by the authority having jurisdiction. This extension is to receive the building sewer for each lot.

In apartment developments, shopping centers or on other types of easements, the developer may extend a spur not more than one length of pipe from the public sewer. This extension shall not exceed ten feet.

Such extensions are to be shown on the sewer plans submitted to and approved by the director of public works. These extensions are to be installed in the exact location shown on the plan, under the supervision of a registered master plumber, and with a permit issued for each spur. These spurs shall be constructed of the approved material, properly plugged at the end of the spur and laid to the grades required by this article. The spur shall be inspected by a plumbing inspector.

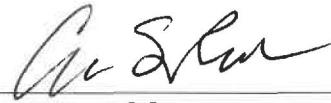
After a building is connected through a spur to the sanitary or storm sewer, the spur shall become a part of the building sewer and the owner of the premises shall be responsible for the operation and maintenance of the entire building sewer between the building and the street sewer as set forth in subsection (f) of this section.

- (b) *Broken or damaged sewer main.* If a section of the sewer main is broken or damaged during the process of tapping, the plumber shall immediately replace or repair the broken section under the direction of a plumbing inspector pursuant to specifications promulgated by the director of public works and at the expense of the plumber. A plumbing inspector shall notify the director of public works as soon as possible.
- (c) *Building sewers to trunk lines.* Trunk lines may not be tapped, but where available and with the approval of the ~~director of public works~~ department of utilities building sewer may enter a trunk line manhole and a satisfactory bench and invert built at the expense of the plumber. If no manhole is available, permission to construct a new manhole must be secured from the director of public works and it must be built at the plumber's expense and under the direction of the director of public works.
- (d) *Building sewers entering manhole.* When permission is given by the director of public works, house connections may enter a manhole on the top of the bench and a satisfactory invert shall be built by the plumber under the direction of a plumbing inspector. The manhole shall be made watertight where the building sewer enters. The channel in the manhole for the entering building sewer shall be made to the full size of the pipe it connects. It shall have a smooth rounded bottom. The benches shall be brought up to the full height of the channel and drain toward the main channel. Channels shall curve toward the flow of the sewer main.
- (e) *Protection of building sewer.* Where there is danger of surface water or mud entering the building sewer, the pipe must be plugged.

- (f) *Ownership of building sewer.* The ownership of connections between buildings and sewer mains, including those portions located within the rights-of-way of public or private streets, shall be vested in the owners of such premises and the city shall not be responsible for the operation and maintenance of such connections.
- (g) *Size of tap permitted.* No eight-inch sanitary sewer shall be tapped for a building sewer larger than five inches unless approved by the director of public works. “

This amendments contained within this ordinance shall become effective as provided by law.

Enacted this 13th day of January, 2026.



Mayor

1/14/26

Date

ATTEST:


City Clerk

VOTE:

Councilmember Amos	Aye
Councilmember Bates	Aye
Councilmember Hall	Aye
Councilmember Hardy-Chandler	Aye
Councilmember McQuillen	Aye
Councilmember Peterson	Aye