

Water Service and Supply Line

Ownership /Maintenance Responsibility Citations

City Code

13-305 – Connections to Water Pipe Laid at Public Expense

Any person **desiring to connect to the Water pipe** (main) shall pay to the City the water pipe assessment rate in effect at the time the connection is made.

13-306(8) – Water Pipe Laid by Property Owners

If a water pipe built without cost to the City is located on private property, it **shall be the obligation of the owner to maintain it** without expense or other liability to the City, **except** that **when** in the judgment of the Water Department it is in the best interest of the City(,) the Department may assume the obligation, provided the owner of the property executes and records an agreement, satisfactory to the Law Department, whereby **an easement or right- of-way of sufficient width to protect and maintain the water pipe is granted** and the Water Department is given the right of entry for inspection, repair and reconstruction.

13-502(2) – Service Pipes, Valves and Stop-Cocks

Every person having a connection to the City's water supply system of 2 inches or less shall maintain in good repair at his own expense a service pipe from the City's main into the premises.

13-503(1) – Unnecessary Flow or Leakage

If any person permits water to flow unnecessarily or to leak from any pipe, fixture or appliance upon property which he owns or occupies or in **his** service pipes, the Water Department may shut off the supply of water to the property.

13-504(3) – Single Connections Required

Whenever the owner of one or more premises which have been supplied from a single ferrule makes application to discontinue the use of water, **the owner** of any other premises served from this ferrule **shall install a separate connection.**

13-801(1) – Damages from Breakage – Definitions

Water and Sewer System - Water mains and sewers and appurtenances thereof which are owned and maintained by the City of Philadelphia.

Plumbing Code

P-801.1 Water supply required. Every building, structure, or premises in or on which plumbing fixtures are installed shall be equipped with an approved water supply system.

Property Maintenance Code

PM-505.3 - Supply. The **water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures**, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks.

Statute

53 P.S. § 14467 - For every house or other building in cities of the first class, occupied or hereafter to be occupied for dwelling purposes, there shall be located conveniently on the premises occupied by such house or other building, or appurtenant thereto, at least one fixture or course of water-supply, for the exclusive use of each such house or other building, which fixture, or source of water-supply, **shall be kept and maintained in such condition as to supply water thereto freely at all times**: Provided, That where, in any case, such dwelling-houses are located on a court or common front yard, and have no rear or side yard, one fixture or source of water-supply may be established for each three such houses, provided the same is located in immediate proximity to such houses and is freely accessible from each of them.

Ordinance

June 1, 1872 – An Ordinance for the Government and Protection of the Department for Supplying the City with Water

- City Code Section 13-500 (Provisions Governing Use of Water) cites this ordinance as a source.
- Section 2 – “Every person who may be supplied with the water from any of the City Water Works, from a branch to be hereafter connected with a **private** pipe, shall have a sufficient stopcock affixed to the said branch...”
- Section 14 – “All **private pipes** conveying the water, shall be laid the same depth as the public main in the street, from the said main to the stopcock of said private pipe on the footway, and ... every plumber or other person employed in laying such private pipes, shall, for each neglect of the provisions herein contained, be fined the sum of five dollars, and be liable for the expense incurred in taking up and relaying said private pipe of the required depth.”

PWD Regulations

306.2 Charges for Furnishing and Installation of Water Meters.

(d) The Property Owner shall be responsible for safeguarding the meter and seals and shall pay for necessary repairs and replacements due to his/her failure to provide adequate protection to the meter and seals from theft, vandalism, freezing, tampering or other damage. **The Property Owner shall also be responsible for the repair and maintenance of the plumbing accessory to the meter, such as inoperable valves, weakened service pipes and fittings, etc. and shall provide and pay for such plumbing, repair and maintenance as City metering needs may require.**

306.7 Water Connection Charges.

(b) Ferrule Connections. (1) Connections between 3/4 inch and two inches (2”) in diameter shall be made by a ferrule installed by the Department. The owner, at his own expense, shall excavate for the

connection, install all piping and appurtenances after the ferrule and fill the excavation. **The owner thereafter shall be responsible for maintaining this piping and appurtenance.**

401.3 Property Owner

(h) The property owner shall be responsible for the repair and maintenance of the plumbing that is accessory to the meter, such as inoperable or leaking valves and curb stops, weakened pipes and fittings, and **shall provide and pay for such plumbing, repair and maintenance** as City metering needs may require.

401.8 Noncompliance

(b) If the City is unable to suspend water service due to conditions at the premises that are in violation of law, **the City may bring the property into compliance** by itself or by employing plumbers or other tradesmen to perform the work. **The property owner shall be responsible for the costs of compliance** and shall be billed for such costs by the City.

400.5 Water Service Connections to Property Owners Served by a Privately Owned Water Infrastructure. The City, at its sole discretion, may permit property owners in a common interest community served by **privately owned** water infrastructure to connect to the City's water main for water service and be separately metered by the Department if all of the following conditions are met...

Sewer Laterals

Ownership /Maintenance Responsibility Citations

City Code

13-405 – Connections to Sewers Constructed at Public Expense

Any person desiring to connect to the sewer shall pay to the City the sewer assessment in effect at the time the connection is made.

13-406(8) – Sewers Constructed by Property Owners

If a sewer built without cost to the City is located in private property, it shall be the obligation of the owner to maintain it without expense or other liability to the City, except that when in the judgment of the Water Department it is in the best interest of the City(,) the Water Department may assume the obligation, provided the owner of the property executes and records an agreement, satisfactory to the Law Department, whereby an easement or right-of-way of sufficient width to protect and maintain the sewer is granted and the Water Department is given the right of entry for inspection, repair and reconstruction.

13-601(1) - Connections

No person shall connect to the City's sewer system unless he has obtained a permit from the Department of Licenses and Inspection.

13-801(1) – Damages from Breakage – Definitions

Water and Sewer System - Water mains and sewers and appurtenances thereof which are owned and maintained by the City of Philadelphia.

Statutes

53 P.S. § 14794 - Drains, etc., to be adequate; change prohibited without assent of Board of Health or Department of Public Health

It **shall be the duty of every person constructing or owning any drain, soil-pipe,** passage or connection, between a sewer and any ground, building, erection, or place of business, and in like manner the duty of the owners of all grounds, buildings, erections, and of all parties interested therein or thereat, **to cause and require that such drain, soil-pipe, passage, or connection shall be adequate for its purpose,** and shall at all times allow to pass freely all material that enters or should enter the same; and no change or drainage, sewerage, or the sewer connections of any house shall be permitted, unless notice thereof shall have been given the Board or Bureau of Health and assent thereto obtained in writing.

PWD Regulations

201.1 Basement Backflow Prevention - Definitions

(d) City Sewers and City Sewer System: **only those pipes and infrastructure owned and maintained by the City and shall not include sewer laterals that are owned and maintained by property owners.**

