

Last Copy

ORDINANCE NO. 1922

AN ORDINANCE to amend and reordain Section 28-5, Article I, Chapter 28 of The Code of the City of Alexandria, Virginia, 1963, as amended; which Chapter 28 relates to SEWAGE DISPOSAL AND DRAINS, which Article I relates to IN GENERAL, and which Section 28-5 relates to SEWER CONNECTION PERMITS AND SERVICE FEES; CONSTRUCTION COSTS; CONSTRUCTING SEWERS BY OWNERS RATHER THAN CITY; ADDITIONAL CONNECTIONS.

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Section 28-5, Article I, Chapter 28 of The Code of the City of Alexandria, Virginia, 1963, as amended, be and the same hereby is amended and reordained to read as follows:

Sec. 28-5. Sewer Connection permits and service fees; construction costs; constructing sewers by owners rather than city; additional connections.

Any person desiring to connect for sewer service from his premises, through any sewer constructed by or belonging to the city or any sewer serving the area annexed to the city in 1952, but belonging to a county, by direct connection at a city sewer main, trunk or lateral, shall, before starting to make such connection, apply to the director of public works for a permit to make the connection, and the director of public works shall issue a permit for such sewer connection when and after such person shall have paid into the city treasury the sum of six dollars for each linear front foot of ground enclosed, pertaining to, or embraced by the house or building, yard and side entrance, if any, to be calculated on the shorter frontage, when the property has more than one frontage line, except for office buildings or buildings containing other commercial uses over one story for which the fee shall be either the sum of six dollars for each such linear front foot plus an additional three dollars for each linear front foot of building per floor above the first floor of each building or the sum of ten cents for each square foot of total floor area, whichever is the higher; provided, however, that the amount to be paid for service shall in no case be less than the minimum amounts shown below:

Use	Minimum Fee
Single-family dwelling	\$300.00
Two-family dwelling per unit	300.00
Row family dwelling per unit	300.00
Apartment building, per efficiency unit	150.00
Apartment building, per one bedroom unit	180.00
Apartment building, per two bedroom unit	210.00
Apartment building, per three bedroom unit	240.00
Motel or motor court, per dwelling unit	200.00
Trailer camp, per dwelling unit	300.00
Hotel, per guest room	200.00
Office building	350.00
Buildings containing other commercial uses	350.00
Industrial building, \$0.05 per square foot of floor area, but in no case less than	350.00

When industrial buildings are enlarged or additional buildings are constructed on the same lot for which a permit has already been paid, an additional \$0.05 per square foot of building shall be paid without regard to the minimum. Whenever a building is changed from a nonindustrial use to an industrial use, the difference between the current fee for the nonindustrial use and the current fee for industrial buildings shall be paid.

Notwithstanding any other provision of the preceding two paragraphs and table, any person desiring to connect for sewer service from any premises for which either a preliminary site plan has been approved by the planning commission, or a special use permit has been approved by the city council pursuant to Section 42-19(h) or Section 42-25(s) of this Code, on or before March 1, 1974, shall pay fees according to the following schedule:

Commencing with March 1, 1974, the fee for any such person shall be the sum of the fee in force immediately prior to March 1, 1974 and ten percent (10%) of the increase in fee prescribed by the first two paragraphs and table in this section over the fee in force immediately prior to March 1, 1974. On the first day of each succeeding month after March, 1974, an additional ten (10%) of the said increase shall be added to the fee for any such person so that on December 1, 1974, the fee for such persons will be one hundred percent (100%) of that required by the first two paragraphs and table of this section.

In case the house or building is located on acreage and not subdivided into lots and there is no enclosure separating the house or building from the remaining acreage, the city manager shall have authority to determine from the facts whether or not any part thereof less than the whole pertains to or is embraced by the house or building, yard and side entrance, if any, within the meaning of this section.

An owner or developer desiring extension of sewer service to his property shall construct or have constructed such extension at his own expense. Such owner or developer shall execute a satisfactory agreement with the city, as prescribed by the city manager, agreeing to construct such sewer or sewers in accordance with plans and specifications approved by the director of public works and such owner or developer shall in addition furnish such guarantee of performance and maintenance to the city as the city manager may require. Such sewers shall become the property of the city upon completion and acceptance of the work. When the owner or developer constructs the sewer, an interim fee shall be paid which shall be the normal tap fee as prescribed by previous paragraphs of this section less eighty percent of the cost of construction as estimated by the director of public works but the minimum interim fee shall be twenty dollars for each residential unit and twenty dollars for each non-residential floor of a building. Upon satisfactory completion of the work, the actual cost of construction shall be determined by the director of public works based on certified bills submitted to and approved by him. Such costs shall not include the following: (1) Costs of plans, specifications and other engineering costs; (2) Cost of lateral connections; (3) cost of sewers constructed in lieu of a lateral because a flatter grade is permitted. The final fee to the owner or developer shall be the normal tap fee as prescribed by previous paragraphs of this section less the actual cost of construction, but the minimum final fee shall be twenty dollars for each residential unit and twenty dollars for each non-residential floor of a building. Any difference between the interim fee and the final fee shall immediately be paid to or refunded by the city manager.

If the city manager finds that construction of such extension by the owner would constitute a hardship on such owner, by reason of his inability to secure a satisfactory contract, or otherwise, the city manager may direct that such construction be done by or for the city; provided, however, that the cost to the city shall not exceed the tap fees paid by such owner less twenty dollars per lot building site or unit. Costs in excess of such tap fees shall be paid by such owner or developer prior to making any connection to such sewer.

The total sum to be paid into the city treasury for sewer service at the city sewer main, trunk or lateral for any house, building or lot in the city, the sewage of which will be transported from a house, building or lot through sewers heretofore constructed by private parties into sewers constructed or belonging to the city, except for such sewers as may have been constructed by private parties under the control or supervision of the city or other public authority, shall be the sum of three hundred dollars for each separate house, dwelling or other building so connected.

Any person desiring additional sewer service connection to any one separate piece of property, shall make application to the director of public works for permission to construct such connection and shall pay into the city treasury the sum of fifty dollars for each additional connection prior to the issuance of the connection permit.

Nothing in this chapter shall be construed to prevent the city sanitation authority from making a service charge for collecting and treating sewage.

Section 2. That this ordinance shall be published in a newspaper of general circulation published in the city not later than five days following its introduction together with a notice containing the time and place for a public hearing. The clerk of the council shall note the date of introduction and first reading, the date of publication, the date of the public hearing, and the date of the second reading and final passage in the minutes of the meeting. This ordinance shall become effective March 1, 1974.

CHARLES E. BEATLEY, JR.
Mayor

Final Passage: February 26, 1974