



CONCORD PUBLIC WORKS

WATER & SEWER DIVISION

135 KEYES ROAD

CONCORD, MASSACHUSETTS 01742-1601

www.concordma.gov

JEFFREY A. MURAWSKI
SUPERINTENDENT

Tel: 978-318-3250
Fax: 978-318-3204

Water and Sewer Services Renewal Policy, For Service Lines Exceeding 50-Years of Age

On May 9th, 2018 during and in association with the “**Water/Sewer Rate Public Hearing**”, the Concord Public Works Commission (PWC) unanimously voted to approve policy “*regarding service renewals for water and sewer service lines exceeding 50 years of age*” (hereafter referred to as “the Policy”).

By the Policy, if a property undergoes “*significant site redevelopment/improvements*” and (1.) the water service, or (2.) the sewer service, or (3.) both services are greater than 50 years of age, the >50-years old service is required to be replaced or refurbished from the Town-owned water or sewer main to the building structure served by the service line, if **any one** (or more than one) of the below “*significant site redevelopment/improvements*” conditions are met for the redevelopment/improvement project.

The Policy defines “*significant site redevelopment/improvements*” as the following:

1. The scope of work of the site redevelopment/improvements have rendered the structure uninhabitable (becoming unoccupied); **OR**
2. The scope of work of the site redevelopment/improvements will result in a 50% (or greater) increase in gross floor area to the existing serviced structure; **OR**
3. The estimated value of the construction work will be equal to, or exceed \$200,000.⁰⁰.

The age of the existing service is a matter of record with the Water & Sewer Division (“Division”), or if questionable, the Division would entertain a request by the property owner to witness an exploratory excavation by the property owner (or by an excavating contractor at direction and expense of the property owner) to inspect and attempt to discern the age of the excavation-exposed buried service line. If a test dig were to be performed, the Division would not determine the specific age of the service line, but would make a determination based on the service material type and apparent condition of the service tubing and curb stop, and would decide the likelihood of the service line being less than or more than 50-years age.

The “unoccupied” status is readily discernable from site inspection observations by Building, Health or Water & Sewer Division Town representatives.

Key Definitions Relating to:

The “Water and Sewer Services Renewal Policy, For Service Lines Exceeding 50-Years of Age”

Renovation vs. New Construction

“**Unoccupied**”: When a property is being renovated, and the project is limited enough to allow furniture and other personal property to remain, the home is typically considered *unoccupied*. The term *unoccupied* shall also mean that the property has been left in a state where the property still contains all items and possessions as if the owners were to return at any time.

“**Vacant**”: When a homeowner has temporarily moved out to facilitate the project and personal property is removed and stored elsewhere, the property is considered to be *vacant*. *Vacant* is also defined as “completely empty” (meaning a lack of both people and personal property), or alternatively defined as “substantially empty of personal property necessary to sustain normal occupancy”.

“**New Construction**”: When a property is previously undeveloped and is undergoing new building construction, or when a previously built property has undergone demolition rendering it unsuitable for occupancy and building construction shall require issuance of building permit (or permits) and subsequent issuance of a certificate of occupancy by Local Building Inspector authorities, the property is not considered *vacant*, but is rendered vacant in new construction and by state building code requires issuance of a “**Certificate of Occupancy**”, by the Local Building Inspector signing off that all building codes have been complied with and the property is safe for use or habitation.