

ORDINANCE NO. 2020-007

AN ORDINANCE AMENDING CHAPTERS 13.12 OF THE CASTLE ROCK MUNICIPAL CODE UTILITIES SERVICES AND CHARGES BY ADDING A NEW SUBSECTION C CONCERNING FIRE PROTECTION SERVICE LINES AND CHAPTER 15.38 WATER SYSTEM DESIGN CRITERIA MANUAL BY MAKING CONFORMING AMENDMENTS TO CHAPTER 4.4 OF THE WATER SYSTEM 2018 DESIGN CRITERIA MANUAL

WHEREAS, Castle Rock Water recognizes that current Town regulations do not provide a clear delineation of residential fire suppression service line ownership between the Town and the residential customer,

WHEREAS, the current practice is that the customer assumes ownership of fire service lines from the tap on the main to the building on homes constructed prior to 2018, and that not all customers are familiar with the extent of their ownership of the service line,

WHEREAS, domestic water service line ownership and responsibilities are clear in the current Code, which state that the customer is responsible from the curb stop/property line to the building,

WHEREAS, it is not feasible for the residential customer to assume the timely, effective, and financially responsibility for the repair of a fire service line within the ROW,

WHEREAS, an approved abandonment of a fire suppression service line must be accomplished by Castle Rock Water for the purpose of maintaining the integrity of the distribution system, and

WHEREAS, in order to provide clear instruction to customers, and for the protection of public health, the Town seeks to delineate ownership of residential fire service lines at the property line, consistent with domestic water service lines.

NOW, THEREFORE, IT IS ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO:

Section 1. Amendment. Title 13 of the Castle Rock Municipal Code is amended to add a new Section C to Chapter 13.12.050 entitled Ownership of System to read as follows:

**13.12.050
Ownership of System.**

13.12.050 Ownership of System

- A. Water service lines. The Town shall own and maintain all water service lines utilized in the distribution of municipal water from the point of distribution and including individual water meters. The service line is defined as the pipe (excluding the outlet connection of the curb stop or meter yoke) extending from the distribution main to the property line. If the meter is located within the customer's building, only the meter is the property of the Town, and not the line from the curb stop to the meter. The service line from the meter to final distribution point shall be under private ownership and responsibility. Town representatives shall carry proper Town-issued credentials and upon exhibit of which, the representative shall have reasonable right of entry during normal business hours and/or upon reasonable notice, to repair, replace or otherwise inspect the water meter assembly as described in Subsection 13.12.110.G.
- B. Sewer service lines. The Town shall own and maintain all sewer mains and sewer connection

points within the corporate limits of the Town. Connection point is defined as the wye on the sewer main. Service lines from the sewer main for the individual user shall be owned and maintained by the property owner. The Town shall have the power to require a property owner to repair any deficiencies detected in the property owner's line discovered by routine maintenance of municipal mains or by any other means. However, the Town reserves the right, at the discretion of the Director of Castle Rock Water and at the Town's expense, to make repairs or modifications to any portion of the sewer service line located in public property or the public right-of-way when such repairs or modifications serve the operational efficiency of the public sewer system or enhances the capital replacement or rehabilitation of the sewer system infrastructure or the public road infrastructure.

- C. Fire protection service lines. The fire service line is defined as the pipe extending from the distribution main to the final distribution point within the customer's building. Commercial property customers shall own and maintain the fire service line from the tap on the main to the building. Ownership and maintenance of residential fire service lines shall be as follows. The Town shall own and maintain the fire service line extending from the distribution main to the property line, which may include the curb stop. The customer shall have ownership and responsibility from the property or the outlet connection of the curb stop to the building.
- D. All water and sewer service lines and mains, whether owned privately or by the Town, upon initial construction or subsequent repair, must meet Town engineering specifications and standards. It shall be the responsibility of each developer and/or property owner to cause water and sewer mains to extend from property line to property line as determined by the Town Engineer in order that services will thereupon be available to adjacent property owners and users.

Section 1. Amendment. Title 15, Chapter 15.38 – Water System Design, 2018, Criteria Manual of the Castle Rock Municipal Code is amended to add new language to Chapter 4.4.10.6 entitled Fire Protection Service Lines to read as follows:

**Chapter 4.4.10.6
Fire Protection Service Lines.**

4.4.10.6 Fire Protection Service Lines

Fire service lines shall be Ductile Iron (3-inch and larger) or Type K copper (2-inch and smaller) from the main to the backflow prevention assembly, unless approved by the Town of Castle Rock Fire and Rescue Department. All fire service lines shall be fully restrained in their entirety.

Valves on newly-constructed fire service lines shall be located on the service lateral behind the curb, gutter or sidewalk, and within two to five feet inside the right-of-way line, wherever possible. The commercial customer/owner shall own and maintain all private fire service lines from the tap on the main to the building. All fire sprinkler taps shall be installed with a backflow prevention assembly approved by Castle Rock Water and as required by the latest edition of the Colorado Cross-Connection Control Manual. A flow switch shall be provided on the riser that indicates whether or not water has flowed through the line. Tapping these lines for fire hydrants, domestic water, and/or any other purpose shall not be permitted. Commercial properties requiring a domestic service line and a fire protection service line shall have separate taps for each in accordance with the Town's Standard Details. Residential properties requiring a domestic service line and a fire protection service line shall be served by a single tap, with ownership and responsibility as set forth in Section 4.4.15.1 Ownership.

Fire protection service lines and Fire Department Connection (FDC) locations shall be included on the Construction Drawings. FDCs are to be freestanding in a location approved by the Fire Code Official. The connection shall be at a distance of one and a half times the building height, offset from one of the corners of the building for easy accessibility. The line to the FDC shall terminate with a five-inch Storz

fitting with permanently attached cap, and a 22-30 degree elbow to direct the Storz halfway between horizontal and the ground. The Fire Code Official may waive the requirement of a free standing FDC due to distance from the building.

Refer to the Town of Castle Rock Fire and Rescue Department's "Fire Department Connection (FCD) Detail Requirements" for further information.

Chapter 4.4.15.1 Water Service Line Ownership

All water service lines are private improvements. All water service lines, valves, and appurtenant fixtures, with the exception of the water meter set, are owned and must be maintained by the property owner until the property has passed the meter set inspection. Until that time, all costs for installation, maintenance, and/or replacement of these are the responsibility of the property owner. Once the property has passed the meter set inspection, Castle Rock Water will take over ownership and repair service leaks between the corporation stop and the inlet to the curb stop only. The owner is responsible for all other service line repairs or replacement from the curb stop to the building.

Section 2. Severability. If any clause, sentence, paragraph, or part of this ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect the remaining provisions of this ordinance.

Section 3. Safety Clause. The Town Council finds and declares that this ordinance is promulgated and adopted for the public health, safety and welfare and this ordinance bears a rational relation to the legislative object sought to be obtained.

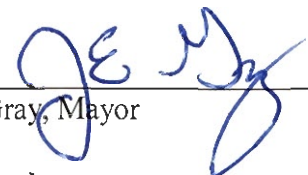
APPROVED ON FIRST READING this 2nd day of June, 2020 by a vote of 7 for and 0 against, after publication in compliance with Section 2.02.100.C of the Castle Rock Municipal Code; and

PASSED, APPROVED AND ADOPTED this 16th day of June, 2020, by the Town Council of the Town of Castle Rock by a vote of 7 for and 0 against.

ATTEST:

TOWN OF CASTLE ROCK


Lisa Anderson, Town Clerk


Jason Gray, Mayor

Approved as to form:

Approved as to content:


Robert J. Slentz, Town Attorney


Mark Marlowe, Director of Castle Rock Water

