

Ellington Water Pollution Control Authority
Revised Grinder Pump Policy

1. Purpose & History

The purpose of this policy is to clarify the ownership and maintenance responsibility for WPCA-installed grinder pump systems when a residential structure connected to the sanitary sewer system is substantially demolished and reconstructed. This policy ensures that the Water Pollution Control Authority (WPCA) is not required to assume responsibility for grinder pump systems associated with newly constructed or substantially reconstructed buildings.

Modern grinder pump systems incorporate significant advancements in cutting technology, hydraulic performance, solids handling capability, alarm and monitoring systems, and serviceability. These improvements result in increased reliability, reduced maintenance requirements, and enhanced protection against system failure when compared to legacy systems installed in the 1980s. Accordingly, such systems constitute more suitable and efficient technology under the terms of existing grinder pump agreements.

2. Applicability

This policy applies to properties connected to Ellington's sanitary sewer system through the use of a grinder pump where the original installation was subject to a grinder pump agreement between the property owner and the Ellington WPCA.

3. Substantial Reconstruction Defined

For the purposes of this policy, substantial reconstruction shall mean:

- Demolition and rebuilding of a residential structure where more than fifty percent (50%) of the existing structure is removed, replaced, or reconstructed, or
- Any reconstruction that requires issuance of a new building permit for a replacement dwelling.

4. Termination of WPCA Ownership or Responsibility

When any property subject to an existing grinder pump agreement undergoes substantial reconstruction as defined herein:

- Any existing agreement assigning ownership, operation, or maintenance responsibility of the grinder pump to the WPCA shall terminate upon issuance of the building permit for the reconstruction.
- The existing grinder pump system, in its entirety shall be removed by the WPCA. The WPCA shall cap the remaining building connection to the grinder pump chamber and the existing connection from the force main to the pump chamber. The WPCA shall remove the grinder pump control system and shall terminate the electrical service as required by current local building code. Electrical termination shall include, but not be limited to:
 - Disconnection of all power supply conductors serving the grinder pump system at the source,
 - Removal of the grinder pump control panel, wiring, and associated electrical equipment,
 - Proper termination of all remaining conductors within an approved junction box or enclosure,
 - Installation of blank covers on any abandoned electrical panels, conduits, or boxes,
 - Labeling of any remaining electrical circuits as "abandoned" or "not in service," as applicable,
 - Removal or abandonment-in-place of conduit in accordance with code requirements.

All work shall be performed in a manner that:

- Eliminates any electrical hazards,
- Prevents inadvertent energization of abandoned equipment.

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5. Requirement for New Connection Agreement

Prior to issuance of a Certificate of Occupancy in connection with the substantial reconstruction of a property subject to this Policy, the property owner shall:

- Install a new, improved grinder pump system meeting current WPCA specifications and standards, and
- Execute a new sewer connection agreement acknowledging that the grinder pump system shall be the responsibility of the property owner unless otherwise authorized by the WPCA.
- All costs associated with the new installation shall be the responsibility of the property owner.
- The property owner shall ensure that installation is completed by licensed professionals and inspected by the WPCA prior to receiving the Certificate of Occupancy.

6. Approved New Technology Manufacturers

- A. Liberty Pumps
- B. Environment One Corporation (eone)
- C. Zoeller Pump

Reference to specific products or manufactures does not constitute an implied or express recommendation, endorsement or favoring by the WPCA and created no warranties on behalf of the Town or the WPCA. The above references are provided as a convenience only to property owners. The WPCA will review additional manufacturers and grinder pumps if submitted by the property owner or its agent.

7. Minimum System Specifications

- Tank/Chamber size: **150 gallons**
- Tank Enclosure: **Fiberglass or plastic (HDPE, PE, FRP) with a water-tight cover.**
- Pump Horsepower: **1**
- Discharge plumbing size: **1 ¼”**
- Alarm system: **Audible & Visual alert equipment**
 - High water notification

The WPCA will review additional specifications if submitted by the property owner or its agent. However, the WPCA reserves the right to deny any proposed equipment if the minimum specifications are not met.

8. Optional & Recommended System Components

- Battery backup system with loss of line-power alarm
- 300-gallon tank
- Low water notification
- 2hp pump
- Dual-stage centrifugal pumping technology

9. Grandfathered Systems

This policy does not affect existing grinder pump ownership arrangements for residential structures that remain unaltered, unmodified and do not meet the definition of “substantial reconstruction” as provided above.

10. Authority & Effective Date

This policy is adopted by the Town of Ellington Water Pollution Control Authority and shall apply to all applicable properties upon its effective date.

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Private Grinder Pump Sewer Connection Agreement

This Agreement is made this ___ day of , 20___, by and between the Town of Ellington Water Pollution Control Authority (WPCA), hereinafter referred to as the “WPCA,” and ** _____ **, owner(s) of property located at ** _____, Ellington, Connecticut**, hereinafter referred to as the “Property Owner.”

1. Purpose

This Agreement establishes the terms and conditions under which the Property Owner may connect a private grinder pump system to the Ellington sanitary sewer system.

2. Grinder Pump System Requirement

Due to site conditions, the Property requires installation of a grinder pump system in order to convey wastewater from the Property to the public sanitary sewer system.

The Property Owner agrees that the grinder pump system and all associated piping located on private property shall be privately owned, operated, and maintained.

3. Installation Requirements

The Property Owner shall install the grinder pump system in accordance with:

- Town of Ellington WPCA standards and specifications,
- All applicable State of Connecticut codes and regulations,
- Manufacturer installation requirements.

All installation work shall be inspected and approved by the WPCA prior to activation of the system and/or issuance of Certificate of Occupancy.

4. Ownership and Maintenance

The Property Owner shall be solely responsible for:

- Operation of the grinder pump system,
- Routine maintenance and inspection,
- Repair or replacement of all components,
- Electrical service required to operate the system.

The WPCA assumes no responsibility or liability for the maintenance, repair, replacement, or operation of the grinder pump system. System ownership shall include all plumbing and electrical from the building to the pump chamber and from the pump chamber to the force main shut-off valve at the property line (or where located nearest to the public Right of Way).

6. Power Supply

The Property Owner shall provide and maintain an electrical power supply to the grinder pump system. Any interruption in power supply that results in system malfunction shall be the responsibility of the Property Owner.

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7. Replacement and Upgrades

If the grinder pump system fails or requires replacement, the Property Owner shall replace the system with equipment meeting current WPCA standards and specifications.

8. Property Transfer

This Agreement shall run with the land and shall be binding upon all future owners of the Property.

The Property Owner agrees to notify any future purchaser that:

- The property is served by a private grinder pump system,
- The system is the sole responsibility of the property owner.

9. Indemnification

The Property Owner agrees to indemnify and hold harmless the Town of Ellington WPCA, its officers, employees, and agents from any liability, damage, or claim arising from the installation, operation, maintenance, or failure of the grinder pump system.

10. Term

This Agreement shall remain in effect for as long as the Property is connected to the Ellington sanitary sewer system via a grinder pump.

11. Enforcement

Failure to comply with the terms of this Agreement may result in enforcement actions by the WPCA, including but not limited to disconnection from the sanitary sewer system until compliance is achieved. Should pump chamber failure occur, the WPCA may seek enforcement assistance from the local health department and/or environmental protection agency. All costs incurred by the Town or WPCA in enforcing this Agreement shall be reimbursed by the property within thirty (30) days of demand for the same, including court costs and attorneys' fees.

Property Owner

Signature: _____

Name: _____

Date: _____

Town of Ellington, Water Pollution Control Authority

Authorized Representative: _____

Title: _____

Date: _____