L.P.S., Inc. Operations Policy

Managing a community pressure effluent network calls for an established **Operations Policy** in order to provide fair and consistent administration. Because every homeowner's private tank connects directly to the shared LPS main, a single point of failure on one property can jeopardize the entire system.

This policy is designed to protect the LPS infrastructure while outlining LPS's and the homeowner's explicit operational guidelines.

Community Pressure Effluent System

Section 1: Core Mission & Authority

The purpose of this policy is to ensure the safe, efficient, and sanitary operation of the LPS wastewater collection and processing system. To protect public health and prevent system failures, LPS maintains exclusive rights to manage the pressure main, all curb stop valves and drain fields.

Section 2: Definitive Jurisdiction Map

The division of operational and financial responsibility is strictly delineated at the physical boundaries of the infrastructure.

Homeowner Responsibility	LPS Responsibility
Home plumbing Gravity line to septic tank Septic tank, pump and controls (see the operation manual for details) Service line to street main	Curb stop check valve and isolation valve Pressure main, valves and controls Drain field(s)

Section 3: Shared Responsibility Framework

The policy allocates specific obligations to both parties to guarantee continuous service:

A. Property Owner Obligations & Prohibitions

- **The Power Mandate:** The homeowner must provide continuous, uninterrupted electrical power to the system's control panel while the sewer connection is in use. The dedicated circuit breaker in the home's service panel must remain labeled and turned **ON** at all times.

- **Easement Protection:** No permanent structures, driveways, sidewalks, trees, or deep-rooted landscaping may be placed in the vicinity of the septic tank, service line or the pressure main. The homeowner must maintain access for potential repairs and that it is the homeowner's responsibility to re-landscape as desired.
- **Surface Integrity:** Stand pipes must remain completely visible. Homeowners are liable for physical damage to stand pipes and other infrastructure.
- **Inflow Restrictions:** Storm water, roof downspouts, sump pumps, and footing drains are strictly prohibited from connecting to the wastewater system.
- **Asset Management:** The homeowner retains structural ownership of the septic tank, effluent pump, electrical control panel, and internal floats. All equipment should be inspected annually. Septic tank screens should be cleaned and float switches tested. (As a general rule, your septic tank should probably be pumped every 3 to 5 years. The combined sludge and scum layers should never consume more than 1/3 of your tank.)

B. LPS Obligations

- **Routine Maintenance & Capital Reserve:** LPS will inspect the pressurized main system, exercise all isolation valves and maintain the air relief valve regularly.
- **Emergency Response:** Call the LPS President in the case of equipment failures or pressure main leaks.

Section 4: Prohibited Discharge Standards

Because pressurized effluent systems rely on fine-clearance impellers and filters, discharging unapproved materials into household drains is a violation of community policy.

Categorical Ban (Never Flush)	**Operational Impact**	**Policy Enforcement**
FOGs (Fats, Oils, Grease)	Congeals in tank, blinding the effluent screens and floats.	Cost of remedial cleaning belongs to the homeowner.
Flushable Wipes / Trash	These things wrap around the pump impellers, potentially seizing the motor.	Equipment replacement costs belong to the homeowner.
Chemical Toxins (Paint, Oil)	Kills the biological treatment bacteria in the septic tank.	Reported to local environmental health authorities as appropriate.

Section 5: Curb Stop Valves

In a community pressure sewer system, the **curb stop valves are** a critical piece of infrastructure. They act as the physical and legal gatekeepers between your property's pressurized line and the shared street main.

While most people associate curb stops with clean drinking water lines, pressure sewer systems use specialized wastewater curb stops to isolate individual homes from the shared pressure main.

1. Who Owns and Controls them?

LPS owns and maintains all the curb stop valves.

Even though they may sit on your property (usually near the road or property line inside the utility easement), you should not try to operate them.

- **They sit underground** inside a protective vertical pipe called a **stand pipe**. To turn them off or on, LPS must insert a long t-wrench (called a "curb key") down the tube to grip the top of the valve.
- **Homeowner Restrictions:** You should never attempt to turn this valve yourself. It is a heavy-duty brass or plastic valve designed specifically to withstand sewage pressure. Standard tools can easily snap the valve stem, causing a high-pressure sewage leak that you could be financially responsible for repairing.

2. Why is the Curb Stop Vital in a Pressure Sewer System?

Unlike a standard gravity sewer where waste just flows downward, our LPS sewer line is **actively pressurized** by many pumps pushing wastewater simultaneously. Without a functioning curb stop setup, the system cannot operate safely.

The setup serves two main purposes:

- **Isolation for Repairs:** If your individual septic tank cracks, or your pump fails and needs to be replaced, LPS will close your curb stop valve. This isolates your property so they can work on your tank without the high-pressure sewage from your neighbors' houses blasting back out into your yard.
- **Backflow Prevention:** The curb stop assembly includes a heavy-duty **check valve** right next to it. This is a one-way valve that allows your pump to push effluent out into the street, but mechanically blocks the street's high-pressure sewage from flowing backward into your personal tank.

3. Responsibilities of the Homeowners

While you don't own the valves, you are responsible for keeping them accessible.

- **Do not bury your stand pipes** The top of the stand pipe is a 6” PVC pipe. Do not cover it, or bury it under landscaping features.
- **Protect all stand pipes from damage:** Avoid hitting the stand pipe with heavy construction equipment or vehicles, which can bend the underground riser pipe and trap the valve, making it impossible to access during an emergency.
- **Notify LPS** when anything gets damaged or you are doing work on your service line or septic system.

4. LPS’s Responsibilities

LPS is responsible for maintaining the pressure main, the drain fields and all valves attached to the system.

- **LPS is responsible for all repairs in the vicinity of the pressure main and curb stop valves:** If it turns out that the repair involves the homeowner’s service line, the homeowner may be responsible for a portion of the repair cost.