

ARLINGTON COUNTY, VIRGINIA  
INTER-DEPARTMENTAL MEMORANDUM

DATE: May 27, 1977

SUBJECT: Fairlington Village Sewers

*Mr. Fairland*  
TO: W. V. Ford, County Manager

FROM: O. S. Merriam, Administrative Assistant *OSM*

Background

Mr. Tobin, who lives at 4305 35th Street, South, in Village III of Fairlington Village, south, has experienced seven sewer line stoppages\* in a two year period. The common sewer line is maintained by the condominium association; Village III has contracted Grady Management, Inc. to provide maintenance. The management firm has confirmed a problem with eleven of the 52 laterals in Village III. The firm is rodding out several of the lines each month as a preventative maintenance measure.

Presentation of Facts

The Utilities Department has recorded the number of requests to clean street mains, and these records indicate the number of occasions blockages have been found in lateral lines after the street main has been cleared. The location and frequency of these incidents reported in the Fairlington development is summarized in the table below.

	<u>1962-72</u>	<u>1972 - 77</u>	<u>Total</u>
North Fairlington	8	2	10
South Fairlington	18	24	42
	<u>26</u>	<u>26</u>	<u>52</u>

There are 540 laterals in Fairlington Village, altogether, and the incidence of 52 lateral blockages over a fifteen year period does not seem unusual. However, South Fairlington, which has about 50 more units than North Fairlington, has experienced four times more reported lateral blockages and, further, the rate these incidences have been reported in South Fairlington has doubled in the last five year period. The occupancy of the Fairlington units has remained fairly constant over the last fifteen years, although the shift of maintenance responsibility from apartment to condominium owners may account for some of the difference in blockage problems that have been reported to the Utilities Department (rooting of the lines by apartment owners for preventative maintenance would not have been reported); conversions in South Fairlington were accomplished first and units in North Fairlington are now being converted.

Clean outs have been installed in the basements of the converted condominium units to facilitate maintenance of the common sewer lines, although the 35 year old lines have not been replaced at the time of conversion. The Utilities Department has smoke tested the sanitary sewers to assure that roof and storm drains are disconnected; therefore, lateral backups are not caused by rainfall runoff.

\*Three of these were reported to the Utilities Department.