Section 22 – Drain Maintenance

22.1 General

Use of any chemical to unclog a drain line is prohibited.

Proper PPE (Personal Protective Equipment) shall be used while clearing or cleaning any drain line.

There are many causes for drain lines to clog. Maintenance Technicians must determine the best approach to clearing a stoppage.

All drain stoppages shall be corrected by either manual or mechanical means. (e.g. snake, air ram, jetting, or disassembly of system).

Technicians are to be properly trained and follow manufacturers' recommendations on all equipment used.

Preventive maintenance utilizing non-toxic, non-acid, non-corrosive enzyme treatments designed for drain maintenance will be allowed with prior written approval of the Regional Property Manager.

Complex issues / problems shall be brought to the attention of the Director of Maintenance for review and recommendations.

22.2 Sewer Backup Logs

Sewer Backup Log (L010) must be maintained at each community.

Sewer Backup Form (F002) must be completed for each lateral, main sewer, or storm water back up.

Sewer Backup Logs shall be reviewed quarterly by Regional Property Manager and Community Manager to determine if additional PM or line repairs are needed in problem areas.