

**DAUPHIN BOROUGH MUNICIPAL AUTHORITY**

**RESOLUTION NO. 2022-2**

**RESOLUTION**

**A RESOLUTION OF THE DAUPHIN BOROUGH MUNICIPAL AUTHORITY DEFINING THE EQUIVALENT DWELLING UNIT (EDU) FOR PURPOSES OF THE SEWER RATE SCHEDULE.**

**BACKGROUND**

**WHEREAS**, Dauphin Borough Municipal Authority ("Authority") is a municipality authority existing under and governed by the Pennsylvania Municipality Authorities Act of 1945, approved May 2, 1945, P.L. 382, as amended and supplemented (the "Authorities Act"); and

**WHEREAS**, this Authority, pursuant to authority vested in it by law and pursuant to the request and consent of Dauphin Borough, has acquired and maintains certain sanitary sewer collection, transportation and treatment facilities (the "Sewer System") required for rendering wastewater treatment service in and for portions of the Dauphin Borough; and

**WHEREAS**, this Authority has been legislatively granted the power to fix, alter, charge and collect rates and other charges in the area serviced by its facilities at reasonable and uniform rates to be determined exclusively by it for the purpose of generating sufficient revenues to cover the Authority's administrative costs, operating and maintenance costs, and capital improvement costs; and

**WHEREAS**, the Authority has determined that it is necessary and proper to amend and enact the definitions included in its rate structure applicable to all real property serviced by the Authority in order to properly fund the Authority's operating and maintenance costs, debt service costs, and administrative costs; and

**NOW, THEREFORE**, be it **RESOLVED** by the Dauphin Borough Municipal Authority, and it is hereby **RESOLVED** by authority of the same:

1. Calculation of Equivalent Dwelling Units (EDU):
  - a. In calculating tapping fees, connection fees and sewer rentals for non-residential parcels hereunder, Equivalent Dwelling Unit ("EDU") shall mean 225 gallons per day. All residential uses, including single family residences, multi-family residences, detached houses, row houses, duplexes, condominiums, townhouses, cooperatives, and residential trailers shall be considered one EDU. All common areas in apartment uses such as entranceways, hallways, mechanical rooms, etc. shall be considered as office use.
  - b. If available, metered water consumption records from the subject facilities will be used to calculate the number of EDUs for a non-residential property, as follows: "Equivalent Dwelling Unit" ("EDU") shall be the measure for non-residential sewer usage and shall be based upon the metered water consumption during the twelve (12) calendar months immediately preceding the calculation. It is within the Authority's sole discretion to utilize more than twelve (12) months of records.

Each monthly amount shall be divided by thirty (30) days and divided by 225 gallons per day. Every three (3) months shall constitute one (1) quarter. The highest quarterly value shall be utilized to calculate the number of EDUs for the subject property.

- c. If it is determined by the Authority, in its sole discretion, that the water meter data contains an unusually high month or quarter, the maximum monthly or quarterly usage may be compared to the second highest monthly or quarterly usage. If the maximum monthly or quarterly usage exceeds a factor of 1.25 times the second highest monthly or quarterly usage, the maximum usage may be discarded and the next highest usage may be utilized.
- d. A Dwelling Unit shall be charged for at the same rates as an Equivalent Dwelling Unit, and such rates shall also include tapping fees, connection fees, and sewer rentals.
- e. Equivalent Dwelling Units calculated to exceed 0.1 EDUs shall be computed to the next highest whole number. Fractions or decimal parts of EDUs shall not be used. For example: 5.09 EDUs shall be rounded down to 5 EDUs; 5.10 EDUs shall be rounded up to 6 EDUs.
- f. In the event that water meter records are not available, the Authority shall have sole discretion to establish Equivalent Dwelling Units for an Building used, or intended to be used, in whole or in part for non-residential purposes. Such determination shall be based upon the schedule set forth in subsection H below.
- g. Sewer rates, as contrasted to tapping fees (regulated by Pennsylvania Act 57 of 2003), shall be calculated on actual sewer usage as calculated by metered public water usage for all customers connected to a public water system.
- h. EDU Calculation Schedule and Methodology

1. When water meter records are not available or not applicable, in the Authority's sole discretion, pursuant to Paragraph B above, the following schedule shall be used to determine estimated water usage for the purpose of computing EDUS. The use of water records will not be permitted for any residential use:

<b>Classification</b>	<b>BCA Definition</b>
<b>Residential</b>	225 gpd per unit
Single Family Homes	225 gpd per unit
Single Family Attached (Twins, Duplexes)	225 gpd per unit
Townhomes	225 gpd per unit
Multi-family homes, Apartments, Condominiums	225 gpd per unit
Age Qualified	225 gpd per unit
Independent Living	225 gpd per unit
Modular Homes	225 gpd per unit
Mobile Homes	225 gpd per unit

<b>Accessory Uses for Residential</b>	
Gym/ Fitness Center	Water Records or 0.24 gpd/sf with a one EDU minimum
Club House	0.1 gpd/sf plus any food preparation flow allocation with a one EDU minimum
Sales Office/ Property Management Office	0.1 gpd/sf with a one EDU minimum
<b>Commercial</b>	
Office Space	0.1 gpd/sf
Warehouse	0.05 gpd/sf
Medical Office (Doctor, Dental, Physical Therapy)	0.2 gpd/sf
Movie Theatre/ Theatres/ Comedy Club	2 gpd/seat x number of seats x number of seatings
Dinner Theatre including Movie Theatres with Dinner/ Lunch Service	10 gpd/seat x number of seats x number of seatings
Fitness Center/ Spa	0.24 gpd/sf or Water Records
Car Wash – Two Bays or fewer	Water records with a minimum of 225 gpd for every two car wash bays
Auto Repair/ Gas Station	0/1 gpd/sf
Convenience Store/ Mini Market	Water Records of 0.1 gpd/sf Minimum
Laundromat	Water records

<b>Retail</b>	
Dry Retail Shops (less than 20,000 sf)	0.1 gpd/ sf with a minimum of one EDU per Tenant Space (Tenant Space is an individual rentable space with or without store frontage)
Dry Retail Shops (more than 20,000 sf)	0.05 gpd/ sf with a minimum of one EDU per Tenant Space (Tenant Space is an individual rentable space with or without store frontage)
Grocery Store	0.15 gpd/sf minimum with Water Records of Similar Facility
Pet Shop/ Grooming	Water records with a 0.1 gpd/sf minimum
Dry Cleaner	Water records
Funeral Home	2 gpd/seat
Nail Salon	Water records with a 0.1 gpd/sf minimum
Barber or Hair Salon – 4 chairs or fewer	Water records with a 0.1 gpd/sf minimum
Bowling Alley/ Pool Hall	Water records
Arcade/ Recreation Center	Water records

<b>Hotels and Bed &amp; Breakfast</b>	
Hotel	100 gpd/ room
Bed & Breakfast	150 gpd/ room
Motel	100 gpd/ room
Lobby and Conference center in Hotel	0.01 gpd/ sf
Fitness Center in Hotel	0.24 gpd/sf
Banquet Facilities	10 gpd/ seat x Number of seats x Seatings per day
<b>Restaurants</b>	
Deli/ Pizza	2 gpd/seat x Number of seats x Number of seatings
Pub/ Bar	8 gpd/seat (Restaurant) + 2 gpd/seat (Bar) x Number of seats x Number of seatings
Restaurants (except as noted below)	8 gpd/seat x Number of seats x Number of seatings
Fine Dining	10 gpd/seat x Number of seats x Number of seatings
Café/ Coffee Shop	1 gpd/seat x Number of seats x Number of seatings
Fast food	3 gpd/seat x Number of seats x Number of seatings
Restaurant Buffet	10 gpd/seat x Number of seats x Number of seatings
Bar (with no food service)	2 gpd/seat (Bar) x Number of seats x Number of seatings
Catering service	Water records
Social Hall	8 gpd/seat (Restaurant) + 2 gpd/ seat (Bar) x Number of seats x Number of seatings
<b>Institutional</b>	
Assisted Living	100 gpd per resident plus 10 gpd per staff
Boarding School	100 gpd/ resident
School (day)	25 gpd/ student and employee (permitted occupancy)
Religious Institution	3 gpd/ occupant (permitted occupancy)
Hospital	100 gpd/bed plus Restaurant Uses
Urgent Care	0.2 gpd/sf
<b>Municipal Uses</b>	
Library	Water records
Museum	Water records
Fire Company or Ambulance	Water records
Community Center	2 gpd/ person
Banquet Hall	10 gpd/ seat x Number of seats x Seatings per day

Rehabilitation Facility	100 gpd/ person
Detention Facility	100 gpd/ person
Sports Complex	Water records
<b>Industrial</b>	
Warehouse/ Factory	0.05 gpd/ sf (excluding industrial wastewater flows from a process system)
Brewery	Water records
Winery	Water records

- i. As noted in Section 1(a) above, the Authority defines an equivalent dwelling unit (EDU) as being equal to 225 gpd.
  - ii. Pursuant to Section 1(b) above, all EDUs for all non-residential usage shall be based upon the maximum quarterly water consumption.
  - iii. All individual tenant spaces of any use are assigned a minimum of one EDU. This includes individual tenant spaces inside of a larger building or strip center.
  - iv. The Authority reserves the right to evaluate the number of EDUs originally purchased for a property based on the actual consumption figures at any time in the future after one year of actual usage and require the property owned to purchase any additional EDUs that are being used. The Authority is under no obligation to refund connection fee monies due to lower than anticipated wastewater flows as the sewer capacity remains an asset of the property.
  - v. The use of water records for a similar facility must be based upon at least one year of water records based upon the actual invoices from a public water supplier. The applicant must provide all information requested by the engineer to ensure that it is a comparable facility including but not limited to comparison of the square footage of the facility and the number of seats or employees. The Authority at its sole discretion may also evaluate flows from similar facilities as the basis of determining the required number of EDUs.
  - vi. The fact that the Pennsylvania Department of Environmental Protection or other agency may have accepted a lower flow per unit in another jurisdiction shall not set precedent or establish any reason for the Authority to adjust the above methodology.
2. All gross floor areas are based on a structure outside wall dimensions. In combination office/ warehouse facilities common areas such as entranceways, hallways, mechanical rooms, etc. shall be considered as office uses.
  3. Other uses not classified herein shall be determined by the Authority in its sole discretion. Additional classifications or modifications of the above schedule may be established by the Authority, from time to time, as it deems necessary.
  4. In a case of a combination of uses in any Building, each use shall be rated according to the foregoing schedule and Authority determination, and the EDUs for each use shall be totaled.

5. Whenever any building connected to the Sewer System is converted, enlarged or remodeled or additional buildings are constructed on a property so as to create or establish additional uses or an intensification of existing uses which result in a corresponding increase in the EDUs, additional tapping fees shall be payable to the Authority in accordance with the provisions of this Section. It is the Property Owner's responsibility to promptly notify the Authority of an change in use or potential intensification of use at the property.
6. Authority may, but shall not be required to, re-determine the number of EDUs for which each use in any structure will be rated in the future for Sewer Charges based upon the readings from the water meter for a period of twelve (12) consecutive months.
7. No reduction in tapping fees shall be made by Authority in the event that water meter readings reveal a lower indicated Tapping Fee than that estimated by the Authority.

**RESOLVED AND DULY ADOPTED** by the Dauphin Borough Municipal Authority this 9<sup>th</sup> day of November, 2022.

ATTEST:

**DAUPHIN BOROUGH MUNICIPAL AUTHORITY**



Secretary  
:1451011



Chair

