

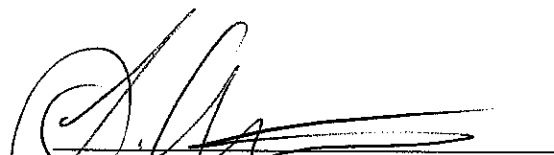
City of Newport Beach - Building Department

ADMINISTRATIVE POLICY

Effective Date	Subject	Policy No.
November 9, 2005	December 1993 Memorandum On Property Line Sewer Cleanouts	ADMIN-9

Our endorsement of the December 1993 Memorandum from Utilities and Building Department titled "Sewer Laterals and Sewer Lateral Cleanouts," (Copy attached) is hereby rescinded. Please continue to ask for a Utilities Department sign off on all applicable projects.

Attached: Rescinded memorandum


Jay Elbettar, Building Director

**CITY OF NEWPORT BEACH
UTILITIES & BUILDING DEPARTMENTS**

City of Newport Beach
Utilities Department



MEMORANDUM

December, 1993

TO: DEVELOPERS, CONTRACTORS & INSPECTORS
FROM: Ed Burt, Utilities Superintendent
SUBJECT: SEWER LATERALS & SEWER LATERAL CLEAN OUTS

This memorandum is to inform you about the City's requirements for installation of sewer lateral clean-outs and replacement of existing sewer lateral piping. These requirements apply to all projects involving demolition, construction, re-construction and or substantial remodeling of habitable structure or dwelling unit, house, duplex, condominium or apartment.

All sewer laterals shall be inspected by the Utilities Department either at the time of demolition, (cut & cap of the sewer lateral) or before final approval of the Building Permit or granting occupancy. A clean-out shall be installed at the property line in the exact manner shown in the *Standard Drawings for Public Works Construction*, latest edition, Drawing STD-406-L. The clean-out shall be placed immediately adjacent to (on the public side of) the property-line or public utility easement boundary.

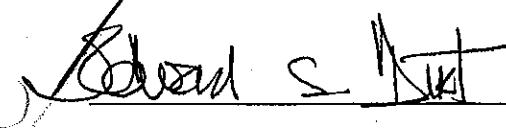
The sewer lateral shall be replaced and brought up to current City standards and a clean out shall be installed wherever the following criteria apply:

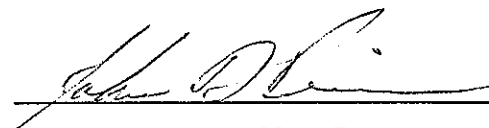
1. If an area greater than 50% of the existing building area is added.
2. If the area of structural interior remodeling exceeds 50% of the existing building area.
3. If any alterations to the building sewer are done.
4. If additional plumbing fixtures require a change in the size of a building sewer line.
5. Wherever 6 or more fixture units are added to an existing undersized plumbing system.
6. Whenever it is found that the building sewer is installed in an illegal or unsanitary manner.

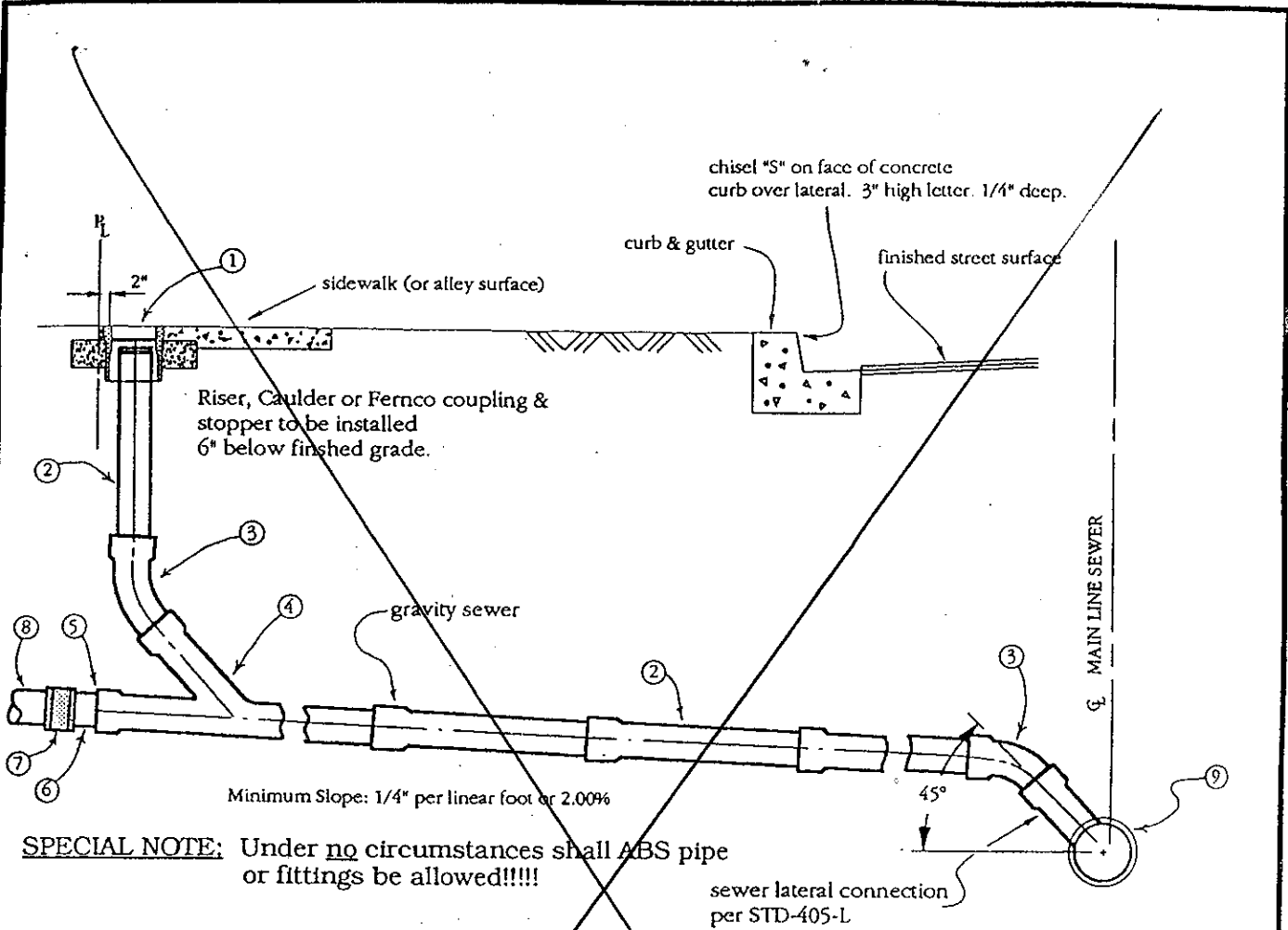
If the existing property is served by a sewer lateral that is substandard; a new lateral shall be installed at the expense of the developer. In such case, the sewer lateral shall be replaced from the sewer main to the adjacent property line, where a clean-out shall be installed in the manner described above.

An example of a substandard sewer lateral would include one constructed with any of the following materials: cast iron/ steel; ABS plastic; PVC with glue-joints; glazed-clay with concrete joints; concrete pipe; or any other pipe material other than Wedge-Lok™ clay pipe in good condition; vitrified clay pipe (VCP) with caulder couplings or SDR-35 PVC with gasketed-joints. ABS plastic and other pipe with glue-joints are unacceptable.

If you have any questions about these requirements, please call me at the Utilities Department at 644-3011 or Mr. Price at the Building Department at 644-3252.


Edward Burt, Utilities Department
Utilities Superintendent, Field Operations


Rusty Price, Building Department
Chief Building Inspector



SPECIAL NOTE: Under no circumstances shall ABS pipe or fittings be allowed!!!!

CONSTRUCTION NOTES:

- ① Install sewer cleanout cover per applicable portions of STD-511-L. Triangular cover with "S" on top.
- ② 4" (or 6") SDR-35 PVC sewer pipe with gasketed, integral bell and spigot joints.
- ③ 4" (or 6") SDR-35 PVC 45° bend.
- ④ 4"x 4" (or 6"x 6") SDR-35 PVC wye branch fitting.
- ⑤ 4" (or 6") ABS stopper (where laterals are stubbed)
- ⑥ 4" (or 6") short piece, SDR-35 PVC, 6-inches long.
- ⑦ 4" (or 6") rubber mechanical banded seal clamp. Fernco or City approved equal.
- ⑧ 4" (or 6") private sewer pipe.
- ⑨ 8"x 4" (or 6") wye branch fitting. SDR-35 PVC.

GENERAL NOTES:

- 1. For slope less than 1/4" per foot a 6" lateral shall be used with a minimum slope = 1/8" per foot.
- 2. For sewer cleanout placed in sidewalk, use Brooks Products No.1-RB and No.1-R (concrete cover) or J.&R. No. 1-R.
- 3. Sewer cleanout shall include a stopper over risers in the sidewalk. Use Mission clay products A.B.S. stopper.
- 4. For sewer cleanout placed in alleys or driveways use Brooks product No. 4TT or J.&R. No. 4T marked sewer.
- 5. Sewer cleanout riser pipe material shall be SDR-35 PVC.
- 6. Single family residences shall be 4" diameter all others shall be 6".
- 7. A cleanout shall be installed on all sewer lateral connections.
- 8. PVC shall be SDR-35 per ASTM 3034.
- 9. PVC pipe and fittings shall be bedded with 3/4" aggregate base rock material.
- 10. Where VCP materials are used, bedding shall be standard.
- 11. Saddle type connections to sewer mains are prohibited, except by special permission from the Utilities Superintendent. (Then only on old concrete mains with heavy flows.)
- 12. VCP pipe and fittings may be used instead of SDR-35 PVC where mains are existing VCP.

CITY OF NEWPORT BEACH
PUBLIC WORKS DEPARTMENT

Drawn: M. Dixon Date: September 4, 1991

APPROVED:
R.E. NO. 12806 *B. Q. Nolan*
PUBLIC WORKS DIRECTOR
R.E. NO. 38799 *John Starnes*
UTILITIES DIRECTOR, DEPUTY

Sewer Lateral With Cleanout

DRAWING NO. STD - 406 - L