



SINGLE FAMILY HOME DRAINAGE REQUIREMENTS FOR BUILDING PERMIT

The following information must be shown on the Site Improvement Plans by drawings or notes:

1. Show sizes, materials, alignment (vertical and horizontal) of all pipes, as well as details of outlets on the plans. All drain pipe shall be SDR.35 minimum. Flex pipe is not permitted.
2. Specify types and sizes of turning structures, catch basins, clean outs and other drainage structures.
3. Surface water or down spouts shall NOT drain into the subdrainage. Provide separate, perforated foundation drains and retaining wall back drains. Maintain separate lines to point of dispersal.
4. Drainage structures, cleanouts or "y" connections shall be used as appropriate at storm drain alignment deflections or junctions of intersecting drain lines to facilitate maintenance.
5. Subdrainage must be shown, not only on the structural cross-sections, but also on the plans including alignment and discharge locations.
6. All retaining walls shall be back-drained.
7. All paved and unpaved finished surfaces shall be positively drained. Finished slopes and elevations shall be shown on the plans.
8. Steep driveways shall be designed to direct drainage such that water will not flush the pavement of intersecting streets.
9. Provide energy dissipater systems at the drain outlets if they are not to be connected to any storm systems. Show details of dissipater systems.
10. The grade around the perimeter foundation of the home shall be sloped away from the foundation.
11. On hillside foundations, provide under-floor drainage/weep holes (minimum 2") to prevent moisture buildup.
12. **Any existing storm drainage pipes or subdrains located on the subject property shall be addressed by the project soils/civil engineer.** All existing drain systems are to be tested or addressed in writing by the soils/civil engineer to be functioning properly. This information is to be provided to the Building Official prior to final inspection.
13. If the construction is to be done between October 15 and April 15 an erosion control plan shall be submitted.
14. All work shall comply with Best Management Practices to prevent storm water contamination.