

Building Permit Instructions

Development
October 31, 2007

If you are planning to obtain a building permit within the Las Gallinas Valley Sanitary District service area, please read the following information regarding the District's sewer connection fees.

Las Gallinas Valley Sanitary District Ordinance 133 places specific requirements and assessments on this type of building permit when plumbing fixtures are being added. They are:

A connection fee of \$75.00 per Plumbing Fixture Unit (PFU) will be charged. Plumbing fixtures have PFU counts in accordance with Table 10.1 of the Uniform Plumbing Code. For example, a single family dwelling (SFD) water closet (toilet) has a PFU count of 3; a SFD sink and a SFD tub/shower have a PFU count of 2 each. So the addition of a typical bathroom to a SFD results in a PFU count total of seven (7). At \$75/per unit, the property owner could expect to pay a \$525 connection fee.

Any new section of sewer lateral added to accommodate a structure addition or alteration will be built to District Plans and Specs. It is the property owner's responsibility to schedule an inspection by the District before back fill is completed.

If there is no cleanout access pipe within five (5) feet of the structure, a properly located cleanout will be provided and installed by the property owner and inspected by the District. The District will provide a backflow prevention device for property owner installation at an elevation that will prevent sewage flooding at the lowest floor, including the garage floor.

If there are less than six (6) inches between the lowest plumbing fixture and the top of the backflow prevention device, the property owner will provide and install a backwater check valve.

If there is a cleanout access pipe within five (5) feet of the structure, the District will provide and install a backflow prevention device at an elevation that will prevent sewage flooding at the lowest floor, including the garage floor. Property owner will install any required backwater check valve, as in #3), above.

The property owner, upon installation of the backflow prevention device and the backwater check valve, will own these two items, and their maintenance and replacement will be the sole obligation of the property owner and all subsequent owners of that property.

District actions are subject to appeal only to the District Manager, of the District Superintendent in the absence of the Manager.

BUILDING PERMIT APPLICATIONS FOR NEW BUILDINGS, STRUCTURES, DEVELOPMENTS

Las Gallinas Valley Sanitary District Ordinance 131 provides for payment of a Capital Facilities Charge for new buildings and structures. An [Application for Allocation of Capacity](#) must be made to the District to gain utilization of the District's sewer collection systems and treatment plant. When the District Board approves this type of application, a Capital Facilities Charge (connection fee) per Equivalent Dwelling Unit (EDU), or more simply, one house, owes the District the following two-component fee:

Component #1: \$1,300.00 per gross acre

Component #2: \$6,200.00 if the District Board approves the
for Allocation of Capacity.

In addition, and in accordance with District Plans and Specifications, the property owner will supply and install the mandatory cleanout access within five (5) feet of the structure; will supply and install the mandatory backflow prevention device on the cleanout; will supply and install a backwater check valve if the lowest plumbing fixture or the garage floor is less than six (6) inches higher than the top of the backflow prevention device; and will submit to District inspection of these items.

Please call the District at 415-472-1734 for assistance.