

# Sewer Permit Instructions

Revised August 24, 2017

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

---

## FOR NEW BUILDINGS, STRUCTURES, AND DEVELOPMENTS

LGVSD Ordinance adopted August 10, 2017 requires a Capital Facilities Charge for new buildings and structures. An [Application for Allocation of Capacity](#) and a processing fee of \$500 for new connection 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, LGVSD will issue a Will Serve Letter requiring the applicant to pay a Capital Facilities Charge (connection fee) of \$5,968.00 per Equivalent Sewer Unit (ESU). The actual fees may be adjusted according to specific conditions outlined in the ordinance.

See next page for [additional information](#).

## FOR EXISTING BUILDINGS, STRUCTURES, AND DEVELOPMENTS

LGVSD Ordinance places specific requirements on building additions or alterations when plumbing fixtures are being added. An [Application for Allocation of Capacity](#) and a processing fee of \$250 must be submitted to the District for authorization of the additional capacity.

A connection fee of \$298 per Plumbing Fixture Unit (PFU) or Drainage Fixture Unit (DFU) will be charged when the addition or alteration causes the existing structure to exceed twenty (20) PFUs. Plumbing fixtures have PFU counts according to [Table 702.1](#) of the 2013 California 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 \$298 per unit, the property owner could expect to pay a \$2,086 connection fee. Use the [Plumbing Fixture Count Worksheet](#) to estimate the combined existing and proposed PFU.

Approval of the additional capacity from the LGVSD Board is required if the additions or alterations will cause the existing structures to have greater than or equal to forty (40) PFUs.

Any new section of sewer lateral added to accommodate a building addition or alteration will be built to District Standard Details and Specifications. Contact the District for a copy of the applicable Standard Details and Specifications. It is the property owner's responsibility to schedule an inspection with 24-hour notice before covering the pipe. Prior to the inspection, the applicant must complete the [Permit and Inspection Application](#) and return to the District office.

See next page for [additional information](#).

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

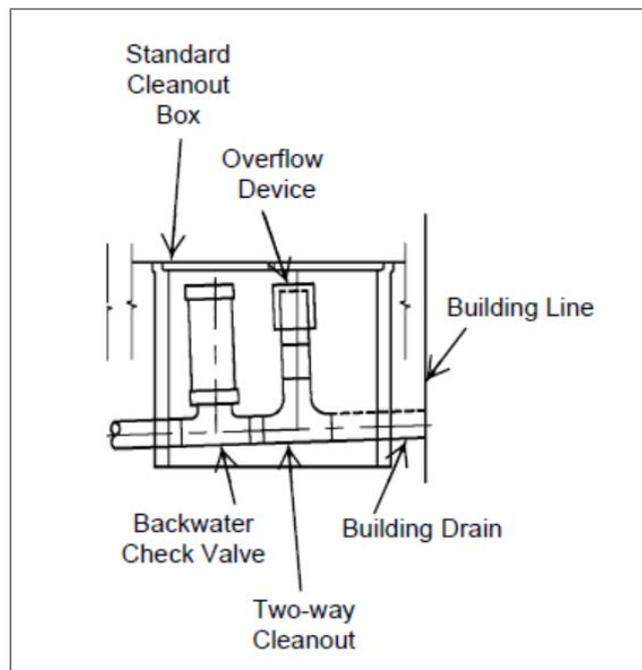


# Additional Sewer Permit Information

Revised August 24, 2017

If you are planning to perform construction on sewer lateral and/or sewer main within the LGVSD service area, please read the following information regarding the District's additional requirements.

- If there is no cleanout access pipe within five (5) feet of the structure, a properly located two-way cleanout will be provided and installed by the property owner and inspected by the District. The property owner shall provide and install an overflow device on the building cleanout at an elevation that will prevent sewage flooding at the lowest floor, including the garage floor. Upon request, the District will provide an overflow device at no charge to the property owner. In addition, property owner shall provide and install a backwater check valve immediately downstream of the building sewer cleanout and shall be of the same inside diameter as the upper lateral pipe. The two-way cleanout, overflow device, and backwater check valve constitute a backwater prevention system.
- If there is an existing cleanout access pipe within five (5) feet of the structure, the property owner shall verify that it is a two-way cleanout and install an overflow device and backwater check valve as described above. Otherwise, the property owner shall install a new backwater prevention system in a manner described above.
- The property owner, upon installation of the backwater prevention system, will own the system, and its maintenance and replacement will be the sole obligation of the property owner and all subsequent owners of that property.



**Figure 1. Backwater Prevention System**