

city of edmonds
development information



Side Sewer Information

INSPECTION INFORMATION

Schedule inspections directly through [MyBuildingPermit.com](https://www.mybuildingpermit.com). Inspection schedules are set at 7:00 am each morning. Requests after 7:00 am will be scheduled for the following business day. Please do not call the Public Works Department.

PERMIT REQUIRED:

A Side Sewer permit is required for new installation or repair of an existing sewer service (that portion of the sewer line from 2 feet outside of the exterior of the building to the property line).

Any repair, replacement or relocation of sewer lines within 2 feet of the building or under or within a building requires a separate Plumbing Permit.

Installation of service laterals (*that portion of sewer line from the private property line to the street sewer main*), requires a separate Right-of-Way Construction permit obtainable only by a licensed and bonded contractor. This permit must be issued by the City prior to any excavation. See handout #E63. Prior to any excavation in the public right-of-way or adjacent to a public place, call **DIAL-A-DIG at 1-800-424-5555**. Allow forty-eight hours notice to locate utilities.

CODES:

Edmonds Community Development Code (ECDC) Chapter 18.10 and 18.20
Uniform Plumbing Code (Current Edition)

FEES:

Permit fee + City Surcharge

Inspection fee (each)

Please refer to the [Fee Schedule](#) for a complete list of fees.

Plus a sewer connection fee (fee assessed to connect a new line to the City sewer system) for new single family construction (not replacing an existing residence) is also required. For connections other than single family residences, please check with the Engineering Division for the appropriate sewer connection charge. All sewer connection charges shall be paid prior to or at the time of sewer permit issuance.

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SUBMITTAL REQUIREMENTS:

Submit side sewer permit applications at www.MyBuildingPermit.com.

1. Permit Application:
The applicant must provide the following information.
 - A. The property owner name and address
 - B. Site address
 - C. Legal description
 - D. Tax account parcel number
2. Copies of recorded easements that encumber the property.
 - Easements are required when sewer lines cross adjacent private property.
3. For remodels, the applicant shall provide a plot plan showing the location of the existing and proposed side sewer line and stub location.
4. If a grinder pump or ejector pump is required, the applicant must also submit design information on the grinder or ejector pump assemblies. See separate informational handouts #E61, #E62 & E76.
5. Contractors applying for permits must be currently licensed and bonded by the State of Washington. The State Contractor's license number shall be indicated on the face of the permit and all contractors who perform work in the City must have a current City of Edmonds Business License (contact the City Clerk's office for the application form). It is unlawful for any person licensed as a sewer contractor to allow his/her name to be used by any person, firm or corporation for the purpose of obtaining a permit. Private homeowners may install or repair side sewers on their own private property.
6. The protection of the public from the danger of such excavations shall be the full responsibility of the licensed contractor. All excavation within the right-of-way is required to be protected and guarded by barricades, fencing, covering and/or with proper warning lights. Depending on location of work, a traffic control plan may also be required to be submitted for approval prior to permit issuance. No person shall leave any excavation in connection with construction or repair of any side sewer or private drain within four feet of any public place unguarded.

INSPECTION INFORMATION AND CORRECTION NOTICES:

1. **Prior to backfilling**, all construction must be inspected and approved by the Engineering Inspector. Please schedule inspections directly through MyBuildingPermit.com. Side Sewer inspections are performed between the hours of 8:30 a.m. and 3:30 p.m., Monday through Friday.
2. Side sewer installations shall be complete and ready for inspection at the time of the scheduled inspection. If the work is not ready when inspected, a re-inspection fee will be assessed and must be paid before a re-inspection is scheduled.
3. A water or air test is required on the sewer line. Side sewers shall be tested for visible leakage **before backfilling** by inserting a removable test plug at the lower end of the line and filling the line with water to five feet above ground level at the highest point of the sewer line. **Prior to the scheduled test time, the test shall be on and ready at the time of inspection.** Air testing may be substituted and shall be done at 4 PSI, as prescribed in APWA Standards (bleed off valves and gauges must be set up above ground for safety reasons).
4. If the work or materials are not in accordance with the provisions of the Code and adopted City Standards, the inspector shall notify the contractor/owner by posting a written correction notice at the site. A copy of such notice shall be kept on file at the City. If such deficiencies are not corrected within the time specified on the correction notice and if, in the opinion of the inspector, the work is detrimental to the public sewer system, the City Engineer may order said deficiencies to be corrected. The actual cost of such correction shall be chargeable to the contractor/owner in the same manner as the City's service charge and shall place a lien upon the property serviced by the side sewer.

GENERAL SIDE SEWER INFORMATION:

- Prior to any excavation in the public right-of-way or adjacent to a public place, call **DIAL-A-DIG at 1-800-424-5555**. Allow forty-eight hours notice to locate utilities.
- If available on file, information pertaining to sewer connections, stub location, depth and main location can be obtained from the Engineering Division at City Hall.
- Outside drains, footing drains and/or downspouts shall not be connected to the side sewer system.
- A 6 inch cleanout with locking cast iron lamphole cover, per City standards, shall be installed at final grade at the property line and when located in asphalt or concrete surfaces.
- A cleanout shall be provided for each change of 90 degrees of grade or alignment, unless two 45 degree fittings are used, in which case fittings must be separated by a minimum of three feet of pipe.

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- In no case shall the distance between cleanouts exceed one hundred feet. A cleanout shall be placed at each stack of house plumbing to provide access if the line ever requires cleaning. All cleanouts shall be extended to within one foot of ground level. Cleanout covers must be set flush (extended to finished grade) with all concrete or asphalt driveways, walkways and access roads.
- All installations requiring sewer grinder pumps or ejector systems must have design approval by the City Engineer prior to construction and must be included with the side sewer application. See separate informational handouts. Approved backflow devices are required if the elevation of the plumbing is below the elevation of the upstream manhole, and must be tested prior to final inspection.
- Plumbing changes required by the side sewer construction, such as reversing the plumbing under the building, require a separate Plumbing Permit. Contact a Permit Coordinator at 425-771-0220, for more information.
- Side sewer permits issued with building permits will expire with the main building permit. All other permits (i.e., repairs, replacements) expire 60 days from the date of issuance.

SEPTIC TANKS:

- Are required to be abated at the time of side sewer inspection and will be visually inspected for proper decommissioning which includes: pumping, proper disposal of tank contents (effluent) and fill with setting type slurry, sand and/or backfill with compacted material. This shall be a component of the final side sewer approval.

PIPE SIZING:

- All laterals from the main to the property line shall be a minimum of 6 inches.
- Sewer lines serving two or more single family residences must be a minimum of six inches in diameter. A minimum four-inch side sewer shall be required for one single-family residence.
- All commercial and multi-family residences shall be served by a minimum six-inch sewer lateral and side sewer (if the total number of units served is 8 or less) and eight inches (if the total number of units served is 9 or more). The Engineering Division may require the applicant to submit calculations to support the size of lateral and side sewer proposed in advance of permit issuance.

SEWER MAIN CONNECTION:

- When tapping into a sewer main other than clay pipe, core drilling is required and must be done by a licensed specialty contractor.
 - ◆ This procedure must be inspected by the Engineering Inspector.
 - ◆ All contractors tapping into sewer mains eight inches in diameter or greater, must use Inserta-tees, Romac saddles with stainless steel bands or approved equals. All saddles shall be double banded.

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- ◆ In the event that the sewer main is broken while tapping, that section will be replaced at the contractor's expense and shall be inspected by the Engineering Inspector prior to backfilling.
- A roll-in wye is required when connecting to six-inch diameter lateral lines.
- When connecting to clay pipe, the contractor shall remove a section of pipe, install a PVC tee with extensions and connect PVC to clay using Romac couplings.
- A manhole is required when connecting lines 8 inches or greater in size to sewer mains or at bends.

TRENCHING, BEDDING & BACKFILL:

- The contractor shall insure proper compaction around all pipe and connections. It is the contractor's responsibility to obtain and follow City of Edmonds standard specifications and requirements prior to construction.
- Side sewers shall not be installed at less than 2% nor greater than 100% grade without prior written approval by the City Engineer.
- Side sewers shall not be installed closer than 24 inches from a building at any point. Cleanouts shall be installed on each plumbing line exiting the building (within 2 feet of the building).
- All pipe shall be laid with a minimum of 24" cover. At point in which sewer enters building, if 24" cover cannot be maintained and pipe is in driveable surface, pipe material shall be constructed of ductile iron or C900 PVC or equivalent.
- All pipe shall be laid on firm earth and bedded with granular sand per City standards. Bedding in all other soils must be approved by the City Engineer. All trenches shall be free of water at the time of inspection.
- All trenches deeper than four feet must either be shored or daylighted in accordance with all Washington State Safety Regulations. The City of Edmonds will not inspect a side sewer or main line installation until this condition is met. The contractor and/or owner is also liable for shoring and conditions around a resident's property and any damages that may occur in the installation of a side sewer associated with that property.
- Water services must be separated from side sewers a minimum of ten feet horizontally and 18" vertically. When it is necessary to cross a side sewer over a water line, provide a twenty foot long sleeve around the sewer service, centering the sleeve on the side sewer.
- Boring will be allowed only when open cut trenching is not feasible due to depth and location. **Glued joints are allowed only in boring situations.**

MATERIAL SPECIFICATIONS:

The following material specifications outline the current specifications for various materials approved for use in the City of Edmonds Water and Sewer area. No other materials are approved for side sewers.

- **Ductile iron pipe – conforming to AWWA designation class 52.**
- **Polyvinyl chloride SDR 35 (PVC) pipe – conforming to ASTM designation D3034, with rubber gasket joints.**