

PERMIT CENTER

HANDOUT ON RESIDENTIAL SIDE SEWERS

Informational Brochure

January 2018

Prepared by:

City of Auburn

Customer Service Center
(253) 931-3010
FAX (253) 931-3053

Side sewers are defined as that portion of the sewer system that extends from two feet (2') outside of the outer foundation wall of the structure to the sanitary sewer main. The City owns and maintains the side sewer from the sanitary sewer main to the edge of the right-of-way or public sanitary sewer utility easement. The property owner owns and maintains the side sewer from that point to the building.

Side sewers shall meet the following requirements:

8.01.3.1 Side Sewer Parameters

- A. A separate and independent side sewer from the public main shall be provided for each and every building.
- B. Side sewers within the public right-of-way shall be a minimum of six inches (6") in diameter.
- C. Six-inch (6") diameter side sewers shall be connected to sanitary sewer pipe by the use of a tee.
- D. Side sewers with a diameter of eight inches (8") or greater shall be connected to the sanitary sewer system by use of a sanitary sewer manhole.
- E. When constructing sanitary sewer mains in new developments, side sewer installation shall extend from the connection on the main line to the edge of any utility easements or the public right-of-way whichever is further.
- F. When installing new sanitary sewer mains or replacing existing mains in developed areas, side sewers shall be installed for all existing occupied structures and any buildable lots. Side sewers should be extended to the property lines and out of the public right of way whenever possible.
- G. The maximum length of side sewer from the sanitary sewer main to the building should not exceed one hundred and fifty feet (150').
- H. Side sewers shall be designed to provide a minimum depth at the property line of five feet (5') below the floor to be served or six feet (6') below the street, whichever is deeper. In cases of vacant properties, the side sewer shall be constructed at a two percent (2%) minimum slope from the tee.
- I. Cleanouts shall be installed within three feet (3') of the building foundation and at the property line marking the location of the side sewer and providing an access point into said line for future maintenance.

Sanitary sewer cleanouts shall meet the following guidelines and are not an acceptable alternative for sanitary sewer manholes:

- A. Sanitary sewer cleanouts may be used with City approval at the end of a sanitary sewer main when the future extension of the sanitary sewer main is planned and the current end point is not a practical location for a manhole.
- B. A sanitary sewer cleanout may be used in lieu of a manhole at the end of a long private side sewer.
- C. Sanitary sewer cleanouts shall be installed in side sewers for each change in direction exceeding ninety degrees (90°).

Material Requirements for Sanitary Sewer Systems

The following list of sanitary sewer materials is for reference only. The list of acceptable materials and appurtenances for sanitary sewer construction is subject to change as new and improved components become available.

Please note: Do not glue pipe together, only gasket pipe will be accepted.

5/8" crushed rock will be used as bedding for the pipes. Needs to be 4" Above pipe to 4" Below pipe.

Solid Wall Polyvinyl Chloride (PVC) Pipe, SDR-35

Please refer to the City of Auburn's Construction Standards manual (latest edition) for the most current information on these requirements.

Plotted by: Craig Dobyne on 7/13/2016 File location: M:\Construction Standard Details\Approved Drawing Files (dwg)\Sewer and Storm\STDTEL-S-01.1

PROPERTY LINE, R.O.W., OR PUBLIC SEWER EASEMENT

4'X2"X4", PRESSURE TREATED TEMPORARY MARKER, WRAP WIRE AROUND MARKER

5' OR WIDTH OF UTILITY EASEMENT (WHICHEVER IS GREATER)

SEWER CLEANOUT, REFER TO STD. DETAIL S-02

FINISH GRADE

NOTES:

1. LAY SIDE SEWERS PERPENDICULAR TO THE MAIN. EXTEND SIDE SEWERS FROM THE SEWER MAIN ONLY WITH TEES.
2. BENDS ARE NOT ALLOWED IN THE PUBLIC RIGHT OF WAY (R.O.W.).
3. PORTION OF THE TEMPORARY MARKER EXTENDING OUT OF THE GROUND SHALL HAVE 2" HIGH STENCILED "SS" LETTERS IN BLACK PAINT, DEPTH TO THE STUB SHALL BE NOTED.
4. SIDE SEWERS SHALL BE 6" DIA. UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER, WITH A MINIMUM SLOPE OF 2%.
5. GREATER THAN 25° ANGLE (47% SLOPE) REQUIRES CONCRETE BLOCKING. GREATER THAN 45° REQUIRES EPOXY LINED DUCTILE IRON TEE.

GASKETED SWEEPING WYE

6" DIA. MIN., 2% MIN. SLOPE

TEE

SEWER MAIN

1'X2"X4" PRESSURE TREATED CLEAT

9 GAUGE GALV. WIRE

PVC PLUG (TO BE REMOVED WHEN CONNECTION IS MADE)

PVC PLUG OR CAP AT END OF LINE

12"X2"X4" PRESSURE TREATED ANCHOR

APPROVED BY CITY ENGINEER:

DATE:

8/5/2016

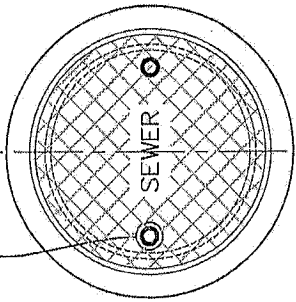


SIDE SEWER STUB

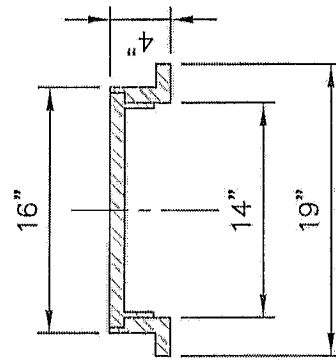
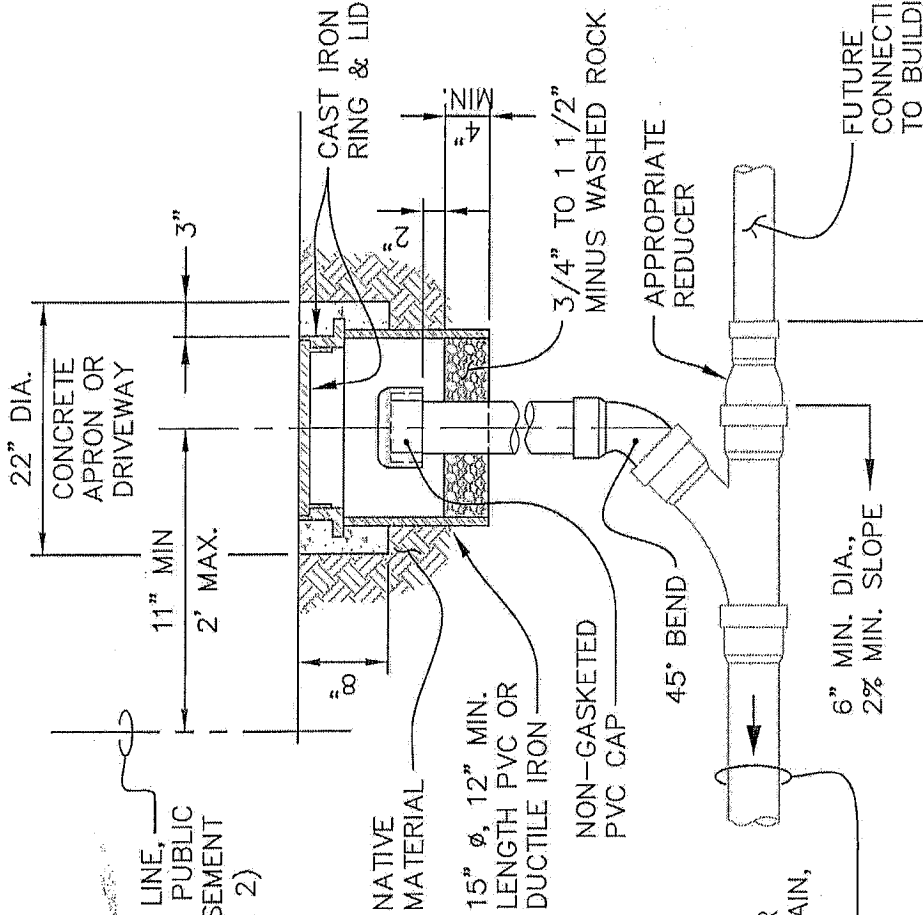
COMMUNITY DEVELOPMENT & PUBLIC WORKS DEPT.

STANDARD DETAIL: S-01.1

5/8"-11 N.C. x1-1/4"
STAINLESS STEEL COL.,
HEX DRIVE CAP SCREW
(2) EA. REQ'D



PROPERTY LINE,
R.O.W., OR PUBLIC
SEWER EASEMENT
(SEE NOTE 2)



CAST IRON
RING & LID

TO SIDE SEWER
TEE AT THE MAIN,
SEE STANDARD
DETAIL S-01

NOTES:

1. BENDS IN THE SIDE SEWER LINE ARE NOT ALLOWED WITHIN THE PUBLIC R.O.W.
2. CLEAN OUTS MAY BE ESTABLISHED ON BACKSIDE OF UTILITY EASEMENTS IF APPROVED BY CITY ENGINEER.
3. ADDITIONAL CLEAN OUTS ARE REQUIRED ON SIDE SEWER LINE WITHIN PRIVATE PROPERTY WHEN CUMULATIVE BENDS ON SIDE SEWER LINE EQUALS OR EXCEEDS 135°

APPROVED BY CITY ENGINEER:

And Gab

DATE:

1/31/2017



PRIVATE SANITARY
SIDE SEWER CLEAN OUT

COMMUNITY DEVELOPMENT & PUBLIC WORKS DEPT.

STANDARD DETAIL: S-02.2