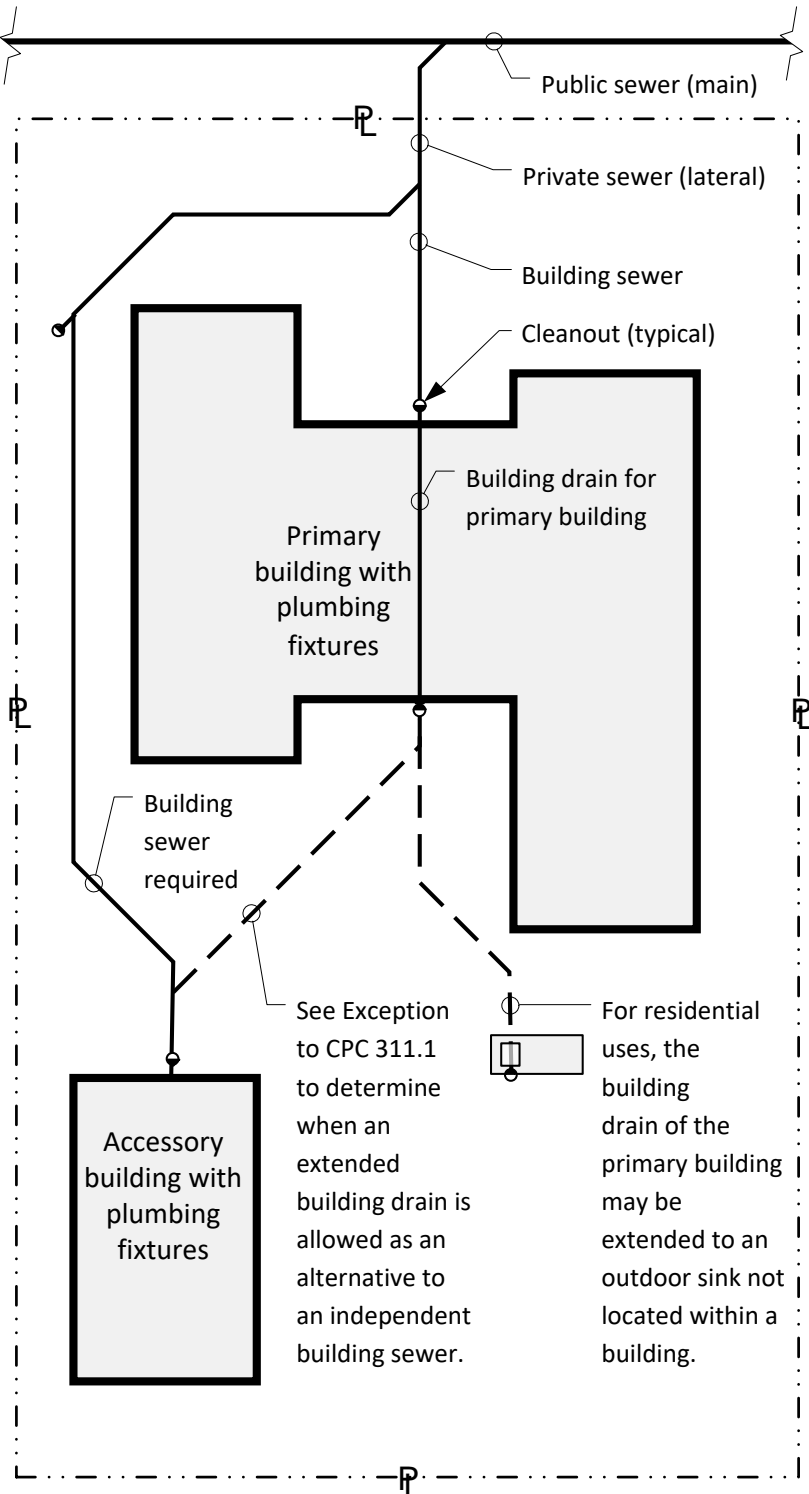## Building Sewer for Accessory Structures

Section 311.1 of the CA Plumbing Code requires that the drainage system of each new building and of new work installed in an existing building be separate and independent from that of any other building, and where available, every building shall have an independent connection with a public or private sewer.

EXCEPTION: When one building stands in the rear of another building on an interior lot and no private sewer is, available or can be constructed to the rear building through an adjoining court, yard or driveway, the building drain from the front building may be extended to the rear building.

Permit Requirements

A City of Sonoma plumbing permit is required to install, remove, or replace any portion of the plumbing system including extending a building drain.

A permit or written authorization from the County of Sonoma Permit and Resource Management Department (PRMD) is also required to install, remove, or replace a public sewer, private sewer, building sewer, sewage ejector or pump, to extend a building drain to serve an accessory building or to connect more than one dwelling to a shared sewer lateral (see enclosed SCWA Shared Lateral Request process).

All required permits must be obtained before beginning the work.

Public sewer (main)

Private sewer (lateral)

Building sewer

Cleanout (typical)

Building drain for primary building

Primary building with plumbing fixtures

Building sewer required

See Exception to CPC 311.1 to determine when an extended building drain is allowed as an alternative to an independent building sewer.

For residential uses, the building drain of the primary building may be extended to an outdoor sink not located within a building.

Accessory building with plumbing fixtures

Inspections

No piping, equipment or part thereof may be covered or concealed until it has been inspected and approved by the appropriate inspector.

The City of Sonoma Building Department will need to inspect all plumbing systems serving plumbing fixtures, including sewage ejectors or sewage pumps, building drains and extensions thereof.

Sonoma County PRMD will need to inspect all sewage ejectors or sewage pumps installed outside of a building, building sewers, private sewers (laterals) and public sewer mains.

Independent Systems Required (per 2019 CA Plumbing Code Section 311.1)

The drainage system of each new building and of new work installed in an existing building shall be separate and independent from that of any other building, and, where available, every building shall have an independent connection with a public or private sewer.

> **Exception:** Where one building stands in the rear of another building on an interior lot, and no private sewer is available or can be constructed to the rear building through an adjoining court, yard, or driveway, the building drain from the front building shall be permitted to be extended to the rear building.

Gravity Drainage Required - Sewage Ejectors or Sewage Pumps

Section 709.0 of the 2019 CA Plumbing Code states "Where practicable, plumbing fixtures shall be drained to the public sewer or private sewage disposal system by gravity." Sewage ejector or sewage pumps are not normally allowed unless it can be shown that gravity discharge will not provide sufficient pipe slope due to the existing depth of the public sewer main.

Definitions (per 2019 CA Plumbing Code Section 201.0)

> **Building Drain.** That part of the lowest piping of a drainage system that receives the discharge from soil, waste, and other drainage pipes inside the walls of the building and conveys it to the building sewer beginning 2 feet outside the building wall.

> **Building Sewer**. That part of the horizontal piping of a drainage system that extends from the end of the building drain and that receives the discharge of the building drain and conveys it to a public sewer, private sewer, private sewage disposal system, or other point of disposal.

> **Private Sewer.** A building sewer that receives the discharge from more than one building drain and conveys it to a public sewer, private sewage disposal system, or other point of disposal.

> **Public Sewer.** A common sewer directly controlled by public authority.

> **Sewage Ejector.** A device for lifting sewage by entraining it on a high-velocity jet stream, air, or water.

> **Sewage Pump.** A permanently installed mechanical device, other than an ejector, for removing sewage or liquid waste from a sump.