

Sewer Installation Requirements



A plumbing permit is required in order to repair or replace the building drain system, the building sewer, or to install a property line cleanout. To obtain a permit, fill out the [Building Permit Application](#) and check plumbing permit for the type of permit.

DRAIN AND SEWER MATERIAL REQUIREMENTS

Building sewers shall be kept at least 12 inches below ground.

Drainage piping materials shall be cast iron, galvanized steel, galvanized wrought iron, lead, copper, brass, extra strength vitrified clay pipe, Schedule 40 ABS DWV, Schedule 40 PVC DWV, or other approved materials, **except** that:

- No galvanized wrought iron or galvanized steel pipe shall be used underground and shall be kept at least six inches above ground.
- ABS and PVC DWV piping installations are limited to residential construction not more than two stories in height.
- No vitrified clay pipe or fittings shall be used above ground, inside a building, or where pressurized by a pump or ejector.
- Copper tube for above ground and underground drainage and vent piping shall have a weight of not less than that of copper drainage tube type DWV.

Drainage fittings shall be of cast iron, malleable iron, lead, brass, copper, ABS, PVC, vitrified clay, or other approved materials. They shall have a smooth interior waterway of the same diameter as the piping served and all such fittings shall be compatible with the type of pipe used. All changes of direction of piping shall conform to Uniform Plumbing Code, Section 706. When joining different types of piping together, use approved transition couplings. A common inspection turndown is use of non-approved transition couplings.

- Transition couplings shall be listed and labeled.
- Labels shall be readily visible after installation.
- Labels shall indicate the piping materials approved to be joined.

INSTALLATION REQUIREMENTS FOR PROPERTY LINE CLEANOUTS

Property line cleanouts are required in the following two conditions:

- When the existing building sewer is replaced or repaired at the property line.
- A private waste disposal system, such as a septic tank or cesspool is removed and the on-site sewer is connected to the city sanitary sewer.

The installation and maintenance of property line cleanouts is the responsibility of the property owner. If there is a stoppage in the sewer line at the connection to the city sewer, a property line cleanout enables access to the stoppage. The City will clear stoppages between the property line cleanout and the city sewer at no cost to property owners, subject to the terms and conditions of the Department of Transportation (see sidebar).

- The property line cleanout must be installed on-site and within 5 feet of the property line; typically just back of the sidewalk at the property line is a good location.
- The cleanout must be accessible through an approved concrete cleanout box.
- As discussed above, when joining different types of piping together, use approved transition couplings.
- Prior to backfill, the replaced sewer line and cleanout shall remain accessible for inspection.

DEFINITIONS

building drain is the drainage piping inside the building.

building sewer is the drainage piping that begins two feet outside the building and connects the building drain to the City sewer.

FEES

The assessed Plumbing Permit fee is based on one inspection. If more than one inspection is necessary, additional fees will be required.

View the [Building Fee Schedule](#) for current fee information.

Information on City Sewer Stoppages

Department of Transportation
408-277-4373

Development Services Permit Center

San José City Hall
200 E. Santa Clara St.
San José, CA 95113
408-535-3555

www.sanjoseca.gov/building