



TOWN OF HILLSBOROUGH

BUILDING & PLANNING DEPARTMENT

1600 FLORIBUNDA AVE, HILLSBOROUGH, CA 94010
 Phone: 650.375.7411 ~ Fax: 650.375.7415 ~ Website: www.Hillsborough.net

Backwater Valve Requirements and Minimum Installation Requirements

Step 1: **Determined if a backwater valve (BWV) is required per CUPC 710:** A backwater valve shall be installed only for plumbing fixtures where the overflow rim of the lowest plumbing fixture is less than one-foot ABOVE the next upstream manhole in the public sewer.

Step 2: If a Backwater valve is required, check List.

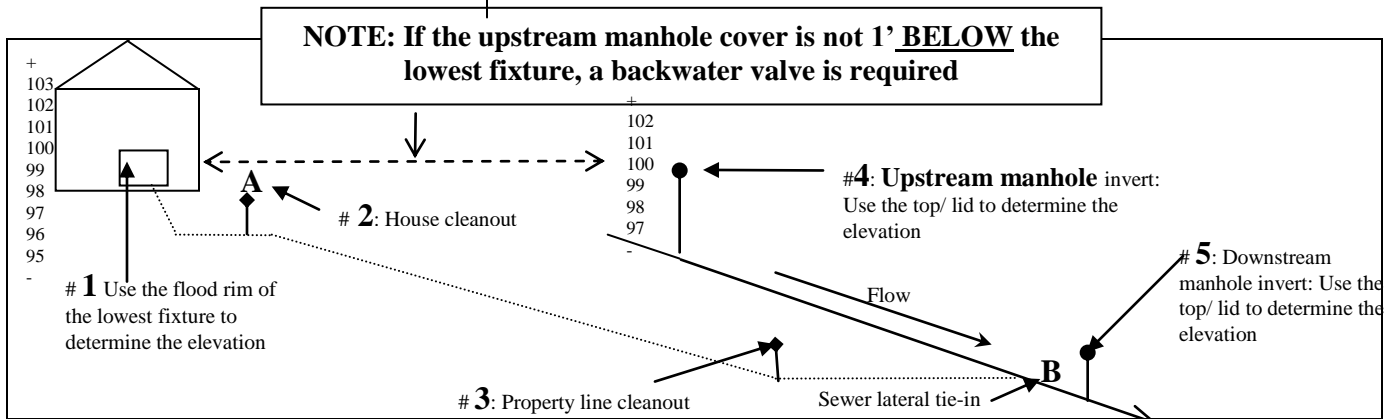
Step 3: Obtain the required permits. Only the homeowner or a California licensed plumbing contractor can obtain the required permits.

- 1) Backwater valve installation permit.
- 2) Encroachment permits. Required if work is to be done outside subject property or within the city easements, also tying into, or pipe bursting into, the sewer lateral or manholes.
- 3) Additional permits are required for sewer replacements and repairs

Step 1: Determine if a backwater valve is required per CUPC 710. The locations of manholes can be found in the Public Works sewer lateral and water service map book, located at the Building Department counter.

Provide the elevations of the five following items. Use the upstream manhole elevation as **100'**

Identify elevation	Elevation	Describe location:	Sketch: indicate property lines, foot print of house , city main and sewer line
1. House lowest fixture			
2. House cleanout elevation (cap)			
3. Property line cleanout elevation (cap)			
4. Upstream manhole elevation (Lid)			
5. Downstream manhole elevation (Lid)			
A. to B. length between house cleanout and connection to city sewer lateral			



Backwater Valve requirement exemption form certification

Address: _____

I (Name, Company Name) _____ (Plumb. Contr. Lic#) _____

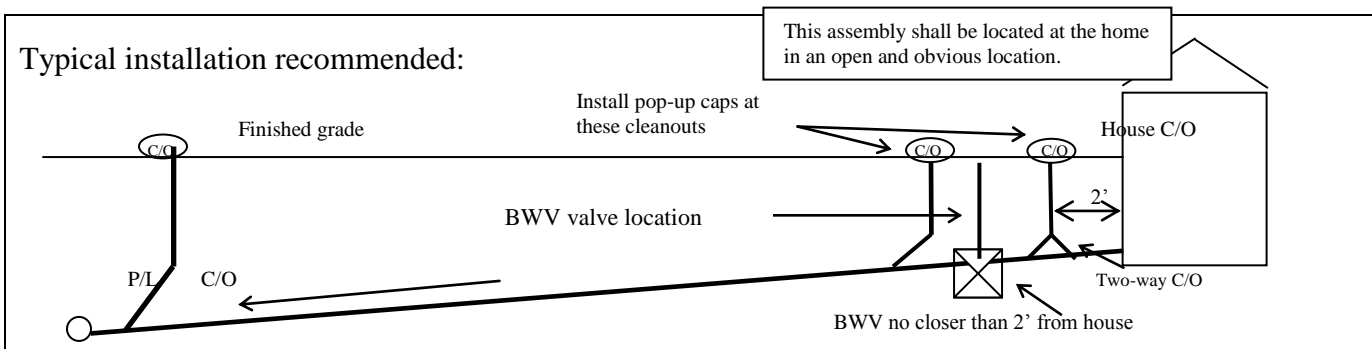
(Date) _____ have surveyed, inspected and certify that the upstream manhole cover is a minimum of 1' below the lowest flood level rim (fixture) in the home.

Step 2: Backwater valve (BWV) installation requirements and certification

Check list for the Backwater valve installation procedures and the minimum requirements

- 1) The Backwater Valve (BWV) shall be installed as part of the sewer system. The valve shall not be installed inside or within 2' of the building and no further than 5' from the structure.
- 2) A backwater valve shall be installed **only** for plumbing fixtures where the overflow rim of the lowest plumbing fixtures are less than one-foot above the next upstream manhole in the public sewer . Plumbing fixtures with flood rims more than one-foot above the next upstream manhole shall not discharge through the backwater valve.
- 3) The BWV shall be installed at the cleanout (C/O) nearest to the structure in an open and obvious location to allow for access and maintenance. The valve must be located in such a place that in the case of a blockage the valve can be easily identified so as not to damage it during clearing or repairing of the line.
- 4) BWV are **not permitted to be installed midstream** of a sewer system.
- 5) A 2-way cleanout with a pop-up cap shall be upstream of the BWV, between the BWV and the structure, but not within 2' of the structure. Also provide a cleanout with a pop-up cap downstream.
- 6) In special cases with pre-approval from the Building Department, the BWV may be installed upstream of the required property line (P/L) cleanout. In this circumstance, a pop-up cap shall be installed at the house cleanout.
- 7) If listed cast iron or brass BWV valves are used, they must be accessible and shall not be deeper than 18.".
- 8) Listed ABS and PVC BWV with 6" risers are permitted and are required if the depth of the BWV is greater than 18" from the finished grade.
- 9) Permitted pipe materials: Cast iron, SDR 26, and pipe bursting with polyethylene (HDPE).
- 10) All access boxes (Utility Boxes) shall be identified with the label SEWER.
- 11) **Sewer ejector:** If the structure has a sewer ejector, a cleanout with a pop-up cap is required on the gravity side of the system. Note: if the gravity side of the sewer system is lower than 1' above the upstream manhole lid a **backwater valve**, cleanout and a pop-up cap is required.

Typical installation recommended:



Backwater Valve compliance certification

Address: _____

I (Name, Company Name) _____ (Plumb. Contr. Lic#) _____
(Date) _____ certify that the Backwater valve has been installed per the 2010 California Plumbing Code and per the Town of Hillsborough installation guidelines.