CITY OF PALO ALTO

DEVELOPMENT SERVICES – BUILDING INSPECTION

INSPECTION GUIDELINES:
BACK WATER VALVE (SEWER)

INSPECTION CODE: 224

SCOPE: RESIDENTIAL AND COMMERCIAL

APPLICABLE CODES: 2019 CBC, CRC, CPC, CMC, CEC, CALGreen, CEnC, and PAMC

The information provided in this document is general and intended as a guide only. Each project is unique and additional requirements may be enforced as deemed appropriate.

BACKWATER VALVE

- ☐ Fixtures installed on a floor level that is lower than the next upstream manhole cover of the public, or private sewer shall be protected from backflow of sewage by installing an approved type of backwater valve. (CPC 710.1)

- ☐ Fixtures on such floor level that are not below the next upstream manhole cover shall not be required to be protected by a backwater valve. Fixtures on floor levels above such elevation shall not discharge through the backwater valve. (CPC 710.1)

- ☐ When a backwater valve is required it shall be located upstream of the cleanout. See figure CPA 052.

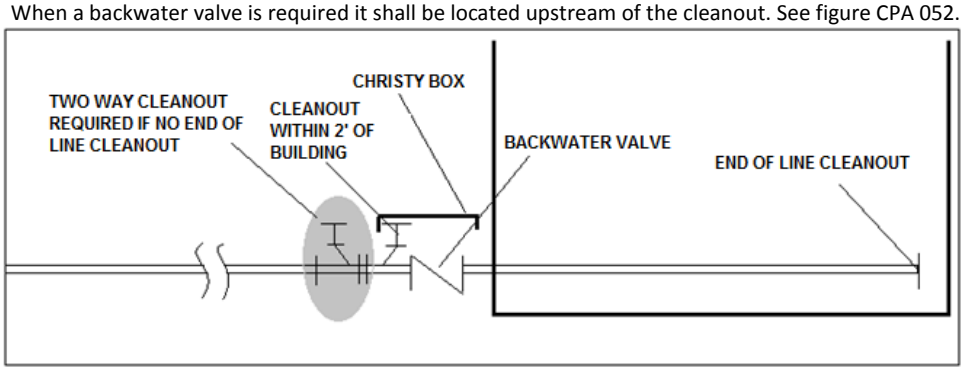


Figure CPA 052—Backwater Valve Location

- ☐ Figure CPA 052 is the preferred backwater valve configuration. Site conditions may require an alternative configuration.

- ☐ Cleanouts for drains that pass through a backwater valve shall be clearly identified with a permanent label stating "backwater valve downstream". (CPC 710.1)

Commented [ME1]: List the applicable divisions: **PROJECT COORDINATOR, BUILDING PLAN REVIEW, BUILDING INSPECTION, PLANNING, PUBLIC WORKS, UTILTIES, ADMINISTRATIONS**
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☐ Second floor drain shall not pass through a backwater valve and tie in downstream of the first floor clean out and backwater valve. (PAMC 16.08.110)

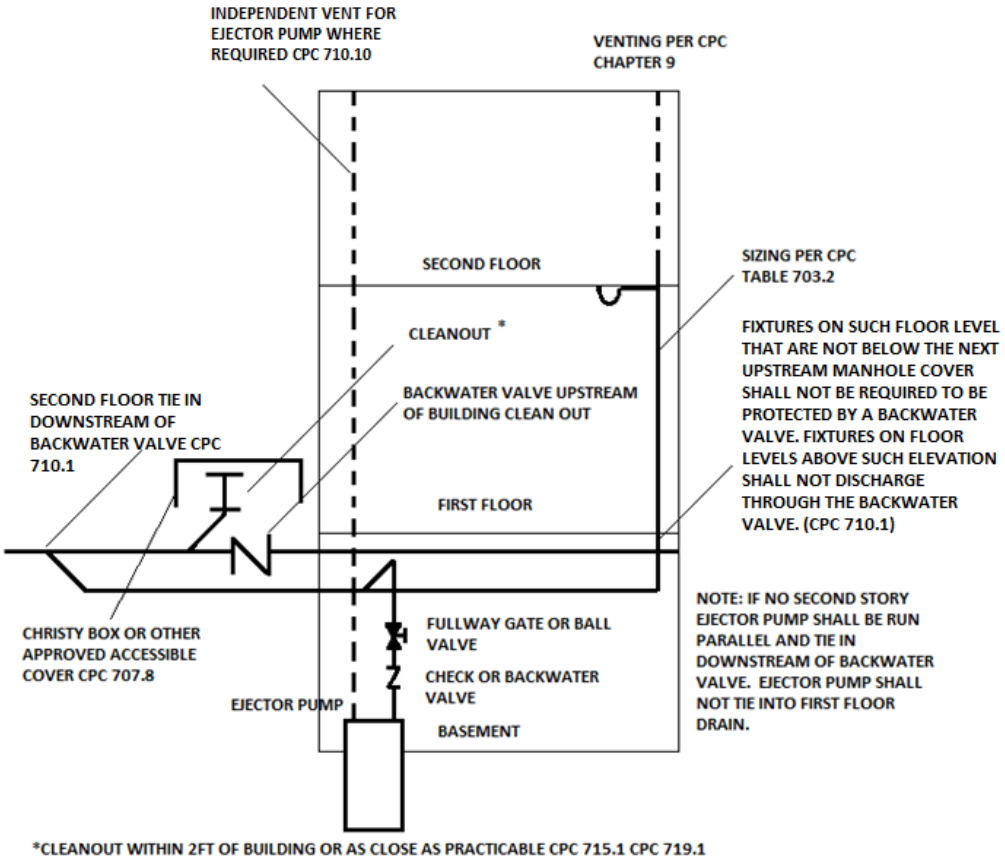


Figure CPA 059—Second Floor Tie In With First Floor Fixtures Requiring Backwater Protection

☐ For detached accessory dwelling unit/attached accessory dwelling unit and accessory structure configuration see Figure CPA 060 below. 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. (CPC 311.1)

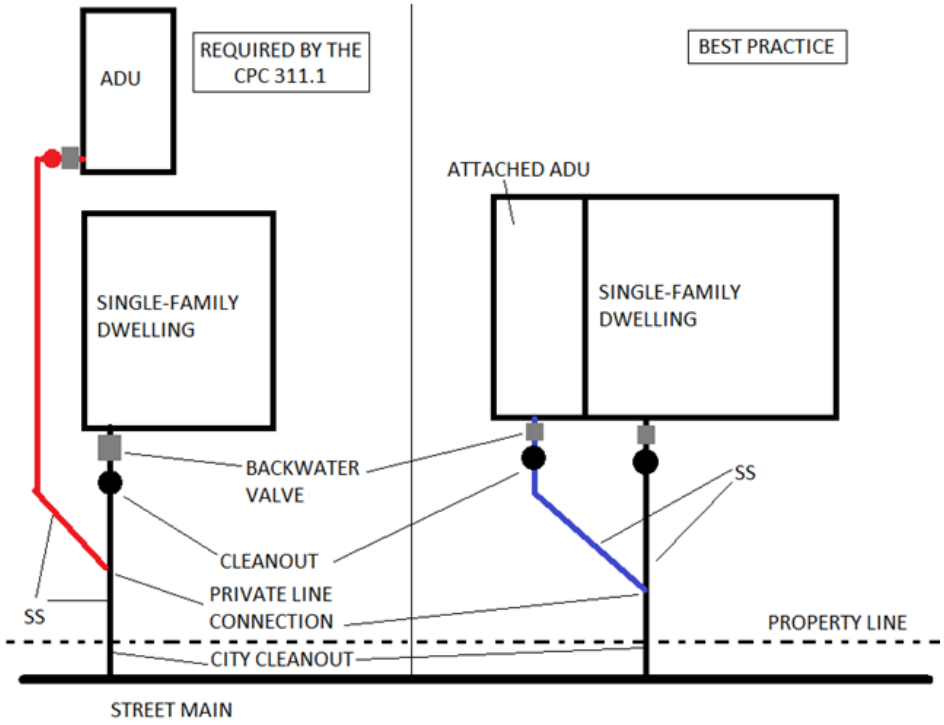


Figure CPA 060—ADU/Accessory Structure When a Backwater Valve is Required

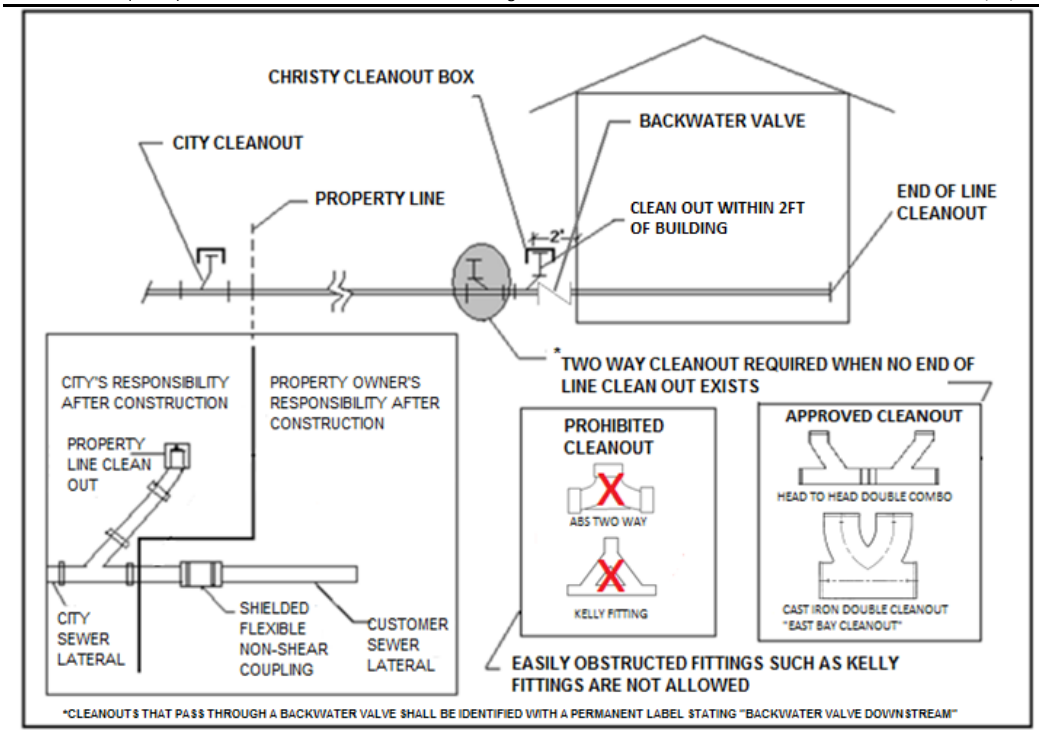


Figure CPA 055—Sewer Replacement Diagram