Anytime sewer work extends beyond the private property line a sewer complex permit is required. There are many unknowns when performing sewer work and pipe locations and site conditions may not always be obvious. The city recommends that you verify existing sewer services in the area by calling Development Engineering at 425-556-2876 or DevelopmentEngineering@redmond.gov.

An Engineering Technician will access all available sewer information for the site and can offer you technical assistance before the work is conducted. Depending on the scope of work, additional city building permit requirements and fees may apply. Development Services Center staff can clarify this when you apply for the permit.

- Repairs to existing private sewer laterals under sidewalks
- Repairs to existing private sewer lines under streets (not city-owned)
- All connections to public sewer mains and sewer service laterals
- Relocations of existing sewer service laterals (from curb line to the main)
- Connections to existing sewer service laterals extended to private property
- Construction and/or extension of sewer service laterals to private property for future use
- Repair of existing private sewer lines in the ROW

Please see the Redmond ePermitting Services (REPS portal for more information about user registration and electronic submittals). [Redmond ePermitting Services (REPS)](http://www.redmond.gov/Departments/CommunityDevelopmentServices/services/permitting/permittingServices.aspx)

| A | APPLICATION SUBMITTAL (Side Sewer Permit Application) [Utility Permit | Redmond, WA](http://www.redmond.gov/Departments/CommunityDevelopmentServices/services/permitting/permittingServices.aspx) |
|---|---|
| B | ELECTRONIC PLAN REVIEW SUBMITTAL |
| C | SITE PLAN CHECKLIST |
| D | TRAFFIC CONTROL PLAN (TCP) |
| E | PERFORMANCE BOND REQUIREMENTS |
| F | SIDE SEWER CONTRACTOR |
| G | PERMIT ISSUANCE AND INSPECTION |
| H | SIDE SEWER AS-BUILT (PROVIDED BY THE CITY) |
| I | PERMIT CLOSE OUT |
| J | PERMIT EXPIRATION |
| K | SIDE SEWER PERMIT MATERIALS |
| L | SIDE SEWER REQUIREMENTS |
A  APPLICATION SUBMITTALS
☐ Side Sewer Application  Utility Permit | Redmond, WA
☐ Approved Side Sewer Contractor
☐ King County Residential Use Certification (to be completed for all new sewer connections, reconnections or change of use of existing connections)  (Residential (PDF) Opens a New Window., Non-Residential (PDF) Opens a New Window., Alternative Housing (PDF))
☐ Site Plan & Checklist (see section C. of this document)
☐ Traffic Control Plan (TCP)
☐ Completed construction cost estimate for work in the ROW  Coordinated Civil Review | Redmond, WA
☐ Post a Civil Performance Bond

B  ELECTRONIC PLAN REVIEW SUBMITTAL
Electronic Plans shall meet the submittal requirements listed below. Incomplete applications will require revision and resubmittal
☐ All documents must be submitted in a PDF format.
☐ The site plans must be in landscape format.
☐ Additional documentation such as calculations, reports, photos, etc. should be named according to their content.

C  SITE PLAN CHECKLIST
At a minimum the plan must include the following:
* Area of work
  ☐ * Location of existing side sewer and mainline infrastructure
  ☐ * Property Lines
  ☐ * Site address
  ☐ * Building outlines
  ☐ * Edge of Pavement (within the ROW only)
  ☐ * North Arrow
  ☐ * Size and Slope
  ☐ * Finished Floor Elevations
  ☐ * Sidewalk locations
  ☐ * Existing right-of-way & easements
  ☐ * Location and size of water facilities including water meters and side sewers
  ☐ * Location and size of sanitary sewer facilities
  ☐ * Location and size of stormwater facilities
  ☐ * Location of power, power poles, gas, telephone and cable
  ☐ * Location of hydrants
  ☐ * Location of vaults
  ☐ * Location of junction boxes
  ☐ * Location of underground duct run.
  ☐ * Tee Locations
  ☐ * Branch Configurations
  ☐ * Double Services
  ☐ * Service to Properties
  ☐ * Side Sewer Location
  ☐ * Side Sewer Length
  ☐ * Cleanouts
  ☐ * Septic Tank
  ☐ * Backwater valve (if required)

Pavement cuts and utility installations within the right-of-way shall be performed with methods approved by the City. Trench and pavement restoration within the right-of-way shall be made in accordance with Redmond’s Standard Specifications and Details. All other areas disturbed or impacted by construction activities shall be restored to an equal or better condition. All open-cut street surfaces and hard surfaces shall be backfilled with Controlled Density Fill (CDF)
**TRAFFIC CONTROL PLAN (TCP)**

- *Signs, cones, barricades and all other traffic control devices to control the work area shall be used in accordance with the latest version of the “Manual on Uniform Traffic Control Devices for streets and highways (MUTCD), Part VI”.
- *Vehicle and pedestrian access to properties shall be maintained at all times and coordinated with the affected property owners.

Permits will only be issued after the Traffic Operations Department has approved the Traffic Control Plan.

**PERFORMANCE BOND REQUIREMENTS**

- * Completed construction cost estimate for work in the ROW [Coordinated Civil Review | Redmond, WA](#)
- * Submit fully executed Civil Performance Bond. The bond forms are found on the City of Redmond webpage.

**SIDE SEWER CONTRACTOR**

The Side Sewer Contractor must be on The City of Redmond—Approved Side Sewer Contractor Roster to work on private and city sewer systems: Verification is Required

See [Side Sewer Contractor Roster Application](#) and requirements, City of Redmond Approved Side sewer contractor roster list [Side Sewer Contractor Active Contractor List](#). [RMC Chapter 13.05 Side Sewer Contractor Roster](#)

**PERMIT ISSUANCE AND INSPECTION**

You will be contacted when your side sewer permit and plans are approved. Once the fees are paid and performance bond is posted, you can download the approved plans by logging into the Redmond ePermitting Service (REPS) you can print your permit and approved plans. A field PreCon may be required by the City inspector.

- Site Work in the ROW
- Side Sewer permit from the property line to the building, both inspections must be signed off prior to closing out your permit and releasing the bond.

* Side Sewer Inspection - permit requires an inspection and testing of the side sewer and the abandonment of the old septic tank and drainfield prior to trench backfill to review the completed installation or repair of the pipe and witness a pressure test of the system. Schedule an inspection online [Redmond ePermitting Service (REPS)](#) or call 425-556-2435 use pin # on permit record

**SIDE SEWER AS-BUILT (PROVIDED BY THE CITY)**

Side Sewer Permits require the As-Built and Inspection prior to trench backfill to review the completed installation or repair of the pipe and witness a pressure test of the system

As-built template shall include:

- * Area of Repair
- * Existing side sewer and mainline infrastructure
- * Property Lines
- * Site address
- * Building outlines
- * Edge of Pavement (within the ROW only)
- * North Arrow
- * Require triangulation measurements & coordinates

*Note:* It is the responsibility of the permit holder to verify actual locations of all utilities, whether noted on the template.

**PERMIT CLOSE OUT**

Once the Side Sewer Complex permit(s) Construction Approval Inspection is approved the City will send a letter releasing the Performance Bonds related to the project.
### SIDE SEWER EXPIRATION

Side Sewer Permits Expire after 90 days. Contact Development Engineering to extend the expiration date to avoid agitational fees.

### SIDE SEWER PERMIT MATERIALS

All Materials, equipment and construction techniques shall meet with the approval and pass all requirements of the City Engineer. The materials listed below conform to these standards. The Side Sewer Permit requires As-built and Inspection prior to trench backfill to review the completed installation or repair of the pipe and witness a pressure test of the system.

- Gasketed Sewer Grade PVC pipe, SDR35-ASTM 3034
- Carson Clean Out Box (stamped “Sewer” on lid)
- 1 ½” Gravel Backfill for Pipe Zone Bedding per WSDOT SD. 9-03.12(3)
- * Strong back couplings shall be used for connections to existing stubs in right-of-way, per City of Redmond Standard Specification & Details 7-08.3 (2) I

### SIDE SEWER REQUIREMENTS

#### Size and Slope

Side sewer stubs shall be 6” in diameter and extend to the property or easement line. The minimum side sewer slope is 2%. When the slope is greater than 2% show the invert elevation at the property line.

#### Finished Floor Elevations

Show the minimum finished floor elevations on all lots where gravity service is in question. The minimum finished floor must be 5.0 feet above the side sewer invert at the property line and may be greater depending on the distance to the structure.

#### Tee Locations

Side Sewer tees extend from the public mainlines. Connection at a manhole is not preferred and will not be accepted without prior approval.

#### Branch Configurations

6” side sewers connect to 8” or larger mainlines with a tee. Wye connections may only be used on 6” to 6” connections or 4” to 6” connections.

#### Double Services

Double services for single family residence are to be wyed within the lots being served. The maximum allowable differential between the floor elevations of the residences is two feet. A joint use side sewer easement is required.

#### Service to Properties

Side sewer stubs shall be provided for all platted lots. Stubs to unplatted land will be provided as required by the Water/Wastewater Division Engineer. Multiple side sewers shall not be used in lieu of extending a sewer main, Side sewers shall generally be perpendicular to the street centerline.

#### Side Sewer Location

Locate side sewers on platted lot to be serves and run directly from the building to the sewer main, Side sewers on adjacent lots shall not be installed in a common trench.

#### Side Sewer Length

Side sewer shall be a maximum of 150ft in length unless otherwise approved.

#### Cleanouts

Provide a cleanout at every bend and at every 100-foot increment.

#### Backwater valves

Install backwater valve on all side sewers where the finish floor elevation of the building is lower than the invert elevation of the upstream manhole.