



ORO LOMA SANITARY DISTRICT

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Oro Loma Sanitary District ADU requirements

The District will issue a permit for the sewer lateral connection of an ADU upon receipt of all applicable fees based on the fee schedule below, and a proper set of plans that follow the District standards.

The typical fees are as follows (these fees are subject to change every July):

Permit fee	\$30
Inspection fee:	\$250/each
Plan Review fee:	\$500 minimum
Sewer Service fee:	\$559.58
Connection fee:	\$0 or proportional*

The fee total is typically \$1,339.58 plus the proportional connection fee, if applicable; the fees may increase if the project requires multiple inspections or the plan review is more complicated. An example of this would include installing a pumped system.

*The proportional connection fee is applied when an ADU is built in conjunction with a new main residence or additions to the existing main residence. The proportional fee will be calculated based on square footage of the ADU divided by the square footage of the main residence then multiplied by the connection fee for a single-family house. An example of this would be a 500 square foot ADU and a 1,500 square foot main residence: $500 \text{ sqft} / 1500 \text{ sqft} * \$6,919 = \$2,306.33$.

The process of obtaining a permit for the sewer work on an ADU is as follows:

1. The developer must submit, electronically, the complete set of County/City paperwork and the portion of the plan set that shows the sewer connection (submit your plans to Adrian Calderon-Flores at acalderon-flores@oroloma.org; 510-481-6971). The County/City does not include the District in their distribution of plans.

The plan set must show the following:

- The elevations, length, slope, pipe material and complete path of the proposed sewer lateral connection.
- All materials and methods used shall follow the District's Standards. A copy of the District Standards can be found on the District website: <https://orolomasanitarydistrict.ca.gov/engineering-resources>.
- The plan set shall state: "The external sewer shall comply with the latest copy of the Oro Loma Sanitary District's Standards".

- A two way clean out with a sewer popper is required to be installed within two-feet of the ADU.
 - A Building Sewer Backwater Prevention System (BPS) is required to be installed on the main house lateral that will protect the main structure as well as the ADU (downstream of the ADU connection), as shown in the District's Standard Detail SD-15. If the ADU connects to the District main directly, the BPS shall be installed within 2-feet of the ADU foundation.
 - The existing house lateral must be a minimum of 4-inches, the ADU lateral must also be 4-inches (3-inch sewers are not allowed).
 - The ADU sewer lateral shall not cross underneath the main house nor any other permanent structure.
 - If the structure has a gravity path to the public sewer a pumped system will not be allowed.
 - If a pumped system is required the pumped system shall be E/One grinder pump system or equal and shall follow the District's Standard Detail SD-07. The developer shall submit the following:
 - Complete plans and specifications on the entire pumped system shall be submitted for review.
 - The plans and specifications shall include how the pumped system is to be installed generally based off the manufactures recommendation. The District does not allow sand or pea gravel to be used as a backfill material
 - The control panel must contain an audible and visual alarm system that alerts the resident in the event of failure.
 - The pump shall be a grinder pump and pump curves showing that the system will operate properly shall be submitted for review.
 - Plans shall show a two way clean out between the ADU and the wet well.
 - The pump discharge shall connect to the main house lateral downstream of the Building sewer Backwater Prevention System that shall be installed on the main house lateral. If the pumped system is to be connected directly to the District's main it shall transition to a 4-inch gravity sewer, via a clean out, at the property line or a minimum of 6-ft from the District's main. The clean out may not be installed in the public sidewalk or street.
2. The developer must pay all applicable fees. The District does accept credit card payments with a 3% surcharge added. Checks should be made out to the Oro Loma Sanitary District and delivered to our offices at 2655 Grant Ave, San Lorenzo, CA 94580.

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