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:	$486.59
Connection fee:	$0 or proportional*

The fee total is typically $1,266.59 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 sqft / 1500 sqft * $6,919 = $2,306.33.

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

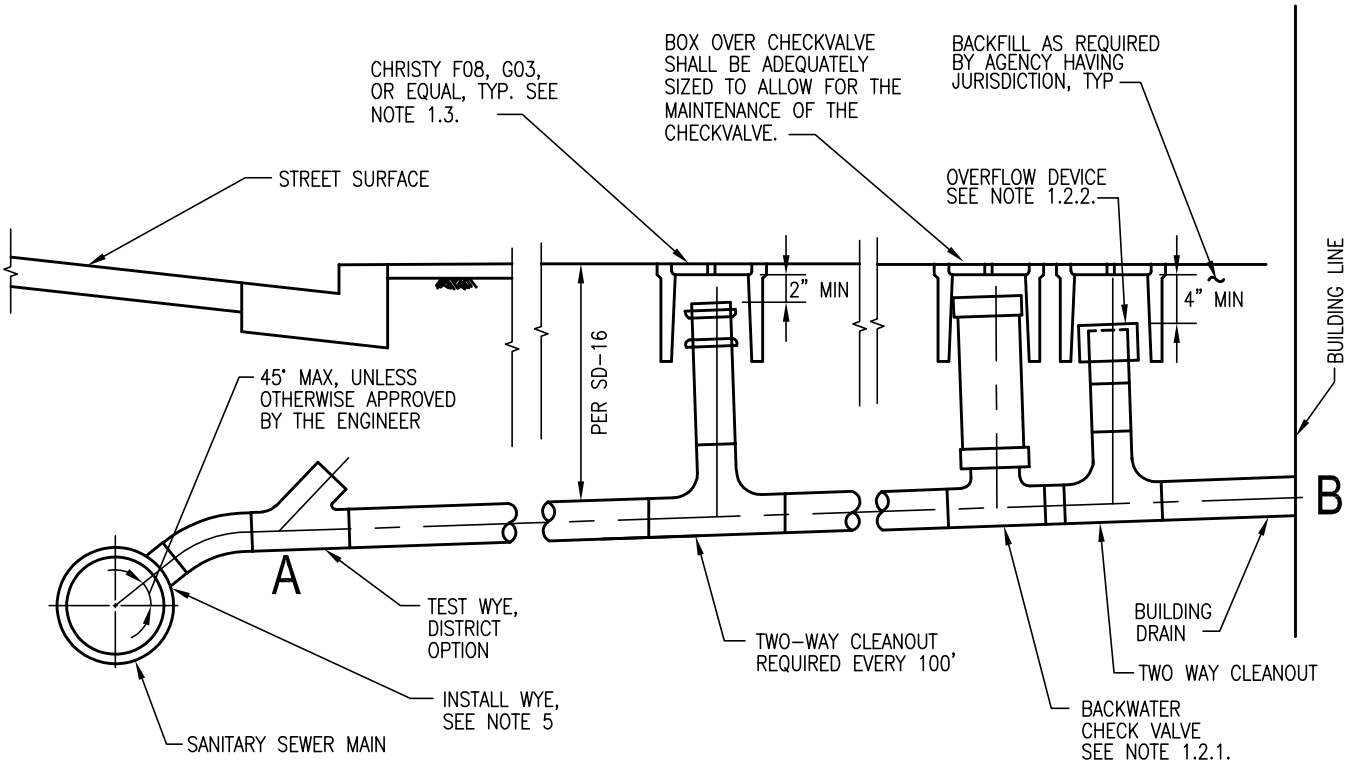
1. The developer must submit, electronically, the complete set of County/City paperwork and the portion of the plan set that shows the sewer connection (submit your plans to Adrian Calderon-Flores at acalderon-flores@oroloma.org; 510-481-6971). The County/City does not include the District in their distribution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

Updated September 2025



NOTES:

1. BACKWATER PREVENTION SYSTEM (BPS) SHALL INCLUDE A BACKWATER CHECKVALVE, A TWO WAY CLEANOUT, AND AN OVERFLOW DEVICE INSTALLED ON THE CLEANOUT. OTHER TYPES OF BACKWATER PREVENTION DEVICES MAY BE APPROVED BY THE ENGINEER.
   - 1.1. A BACKWATER PREVENTION SYSTEM IS REQUIRED AS FOLLOWS:
     - 1.1.1. ON ALL NEW BUILDING STRUCTURES.
     - 1.1.2. ON ALL EXISTING STRUCTURES REQUIRING LATERAL REPAIR.
   - 1.2. A BACKWATER PREVENTION SYSTEM SHALL BE CONSTRUCTED AS FOLLOWS:
     - 1.2.1. A BACKWATER CHECKVALVE SHALL BE INSTALLED IMMEDIATELY DOWNSTREAM OF THE BUILDING SEWER CLEANOUT AND SHALL BE THE SAME INSIDE DIAMETER AS THE BUILDING SEWER PIPE. IF THE TOP OF THE LATERAL IS 18" OR GREATER IN DEPTH FROM THE FINISH SURFACE THE BACKWATER CHECKVALVE SHALL BE A RECTORSEAL "CLEAN CHECK" EXTENDABLE BACKWATER VALVE OR APPROVED EQUAL. IF THE TOP OF THE LATERAL IS LESS THAN 18" IN DEPTH THE BACKWATER CHECKVALVE SHALL BE AN "N.D.S. 475" OR APPROVED EQUAL.
     - 1.2.2. THE OVERFLOW DEVICE SHALL THEN BE INSTALLED ON THE BUILDING SEWER CLEANOUT. THE OVERFLOW DEVICE SHALL BE A "SEWER POPPER" PART NO. S62-304 MADE BY JONES STEPHENS CO. OR APPROVED EQUAL. OVERFLOW DEVICE SHALL BE INSTALLED IN SUCH A MANNER THAT IT WILL PROPERLY FUNCTION.
   - 1.3. THE CHECKVALVE AND CLEANOUT(S) SHALL BE PROVIDED WITH SUITABLE BOXES SET TO FINISHED GRADE PROVIDING FOR SERVICE ACCESSIBILITY AND PROPER OPERATION. BOXES SHALL BE STACKED ON TOP OF EACH OTHER IF NECESSARY TO PROVIDE PROTECTION TO THE BACKWATER CHECKVALVE AND THE BACKWATER OVERFLOW DEVICE. BOXES SET IN TRAFFIC AREAS SHALL BE TRAFFIC RATED AND BOXES SHALL NOT BE SET IN PUBLIC STREETS OR SIDEWALKS WITHOUT APPROVAL.
2. LATERAL IS TO BE PLACED IN A STRAIGHT LINE WITH NO BENDS FROM POINT A TO B, UNLESS OTHERWISE APPROVED BY THE ENGINEER.
3. COMPLIANCE WITH THE CALIFORNIA UNIFORM PLUMBING CODE IS REQUIRED.
4. THE BACKWATER PREVENTION SYSTEM IS A PART OF THE PRIVATE SEWER. REPAIR AND MAINTENANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
5. NEW WYE SHALL BE 45-DEGREES OF THE SAME MATERIAL AS THE MAIN. TEE IS NOT ALLOWED. WYE PLACED ON AN HDPE MAIN SHALL BE HDPE AND FUSED IN PLACE. FUSION SADDLES SHALL BE DE-BURRED AND THE DRILLED PLUG SHALL BE SURRENDERED TO THE INSPECTOR.
6. ALL HDPE TO HDPE JOINTS SHALL BE FUSED, ALL INSIDE BEADS SHALL BE REMOVED AND SURRENDERED TO THE INSPECTOR.

DATE	SHEET
AUGUST 2023	SD-15

DRAWN: WDH

APPROVED:

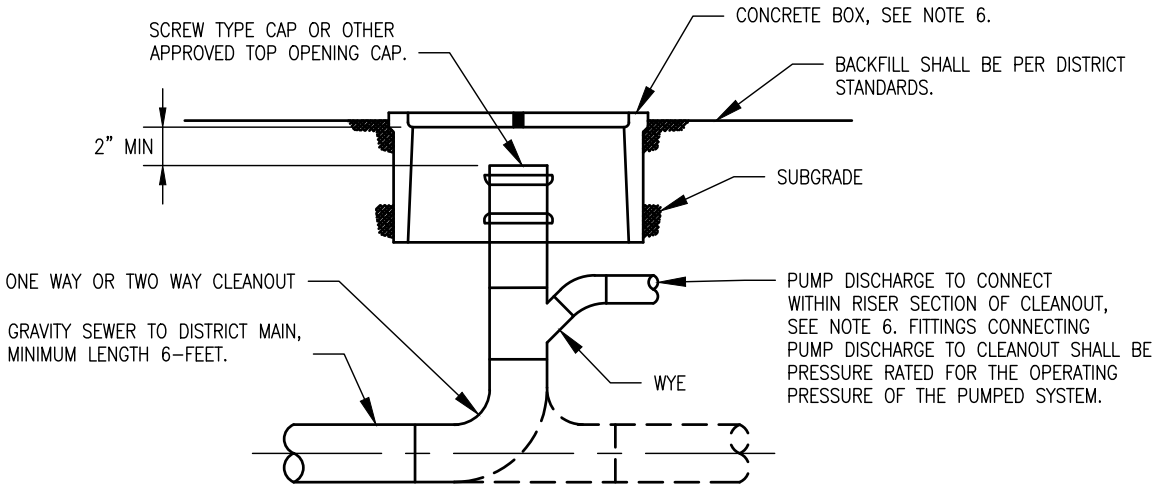
DISTRICT ENGINEER, RCE # 68475

ORO LOMA SANITARY DISTRICT
2600 GRANT AVENUE, SAN LORENZO, CA 94580

BUILDING SEWER/ BACKWATER PREVENTION SYSTEM

NOTES:

1. PUMPED SYSTEMS SHALL BE E/ONE GRINDER PUMP SYSTEM OR EQUAL.
2. THE PROPERTY OWNER/DEVELOPER IS RESPONSIBLE FOR THE DESIGN OF THE PUMPED SYSTEM. THE FOLLOWING SHALL BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL:
   - 2.1. COMPLETE PLANS AND SPECIFICATIONS ON THE ENTIRE PUMPED SYSTEM.
   - 2.2. THE PLANS AND SPECIFICATIONS SHALL INCLUDE HOW THE PUMPED SYSTEM IS TO BE INSTALLED, GENERALLY THIS SHALL BE BASED OFF THE MANUFACTURER'S RECOMMENDATION.
   - 2.3. THE ELEVATION OF THE WET WELL AND THE DISCHARGE POINT SHALL BE CLEARLY INDICATED ON THE PLANS.
   - 2.4. THE CONTROL PANEL MUST CONTAIN AN AUDIBLE AND VISUAL ALARM SYSTEM THAT ALERTS THE RESIDENT IN THE EVENT OF FAILURE.
   - 2.5. PUMP CURVES SHOWING THAT THE SYSTEM WILL OPERATE PROPERLY.
   - 2.6. PLANS SHALL SHOW A TWO WAY CLEAN OUT BETWEEN THE STRUCTURE AND THE WET WELL.
   - 2.7. OPERATING PRESSURE OF THE PUMP SYSTEM, FORCE MAIN SHALL BE DESIGNED TO HANDLE A MINIMUM OF 1.5 TIMES THE OPERATING PRESSURE.
3. PUMP SHALL BE A GRINDER PUMP.
4. THE WET WELL SHALL NOT BE INSTALLED WITHIN THE STRUCTURE OR BUILDING.
5. THE FORCE MAIN SHALL NOT PASS THROUGH OR DISCHARGE INTO ANY STRUCTURE OR BUILDING.
6. THE PUMP DISCHARGE SHALL TRANSITION TO A MINIMUM 4–INCH GRAVITY SEWER, VIA A CLEAN OUT, AT OR BEFORE THE PROPERTY LINE, AND A MINIMUM OF 6–FEET FROM THE DISTRICT'S MAIN.
   - 6.1. FOR PRIVATELY OWNED COLLECTOR SEWER OR ADU: THE PUMP DISCHARGE MAY CONNECT TO THE COLLECTOR SEWER DOWNSTREAM OF ALL GRAVITY CONNECTIONS AND THE BUILDING SEWER BACKWATER PREVENTION SYSTEM.
   - 6.2. CLEAN OUT SHALL BE INSTALLED PER DISTRICT STANDARDS.
   - 6.3. PUMP DISCHARGE TRANSITION SHALL NOT BE INSTALLED IN PUBLIC STREETS OR SIDEWALKS WITHOUT APPROVAL.
   - 6.4. CLEAN OUT SHALL BE PROTECTED BY A BOX. APPROVED BOXES ARE:
     - 6.1.1. CHRISTY F08 OR EQUAL IN NON–VEHICULAR TRAFFIC AREAS.
     - 6.1.2. CHRISTY G03 OR EQUAL IN VEHICULAR TRAFFIC AREAS WITH METAL LID.
     - 6.1.3. LID SHALL BE MARKED SEWER OR WITH S.
7. THE DISTRICT DOES NOT ALLOW SAND OR PEA GRAVEL TO BE USED AS A BACKFILL MATERIAL, SEE STANDARD DETAIL 16.
8. THE FORCE MAIN SHALL BE HYDRAULICALLY PRESSURE TESTED AT 1.5 TIMES THE OPERATING PRESSURE. THE FORCE MAIN SHALL HOLD THE PRESSURE CONSTANT FOR 2 HOURS.
   - 8.1. AIR COMPRESSORS SHALL NOT BE USED IN PRESSURE TEST.



PUMP DISCHARGE TRANSITION

DATE	SHEET
MARCH 2023	SD–07

DRAWN WDH

APPROVED

DISTRICT ENGINEER, RCE #68475

ORO LOMA SANITARY DISTRICT
2600 GRANT AVENUE, SAN LORENZO, CA 94580

PUMPED SYSTEMS