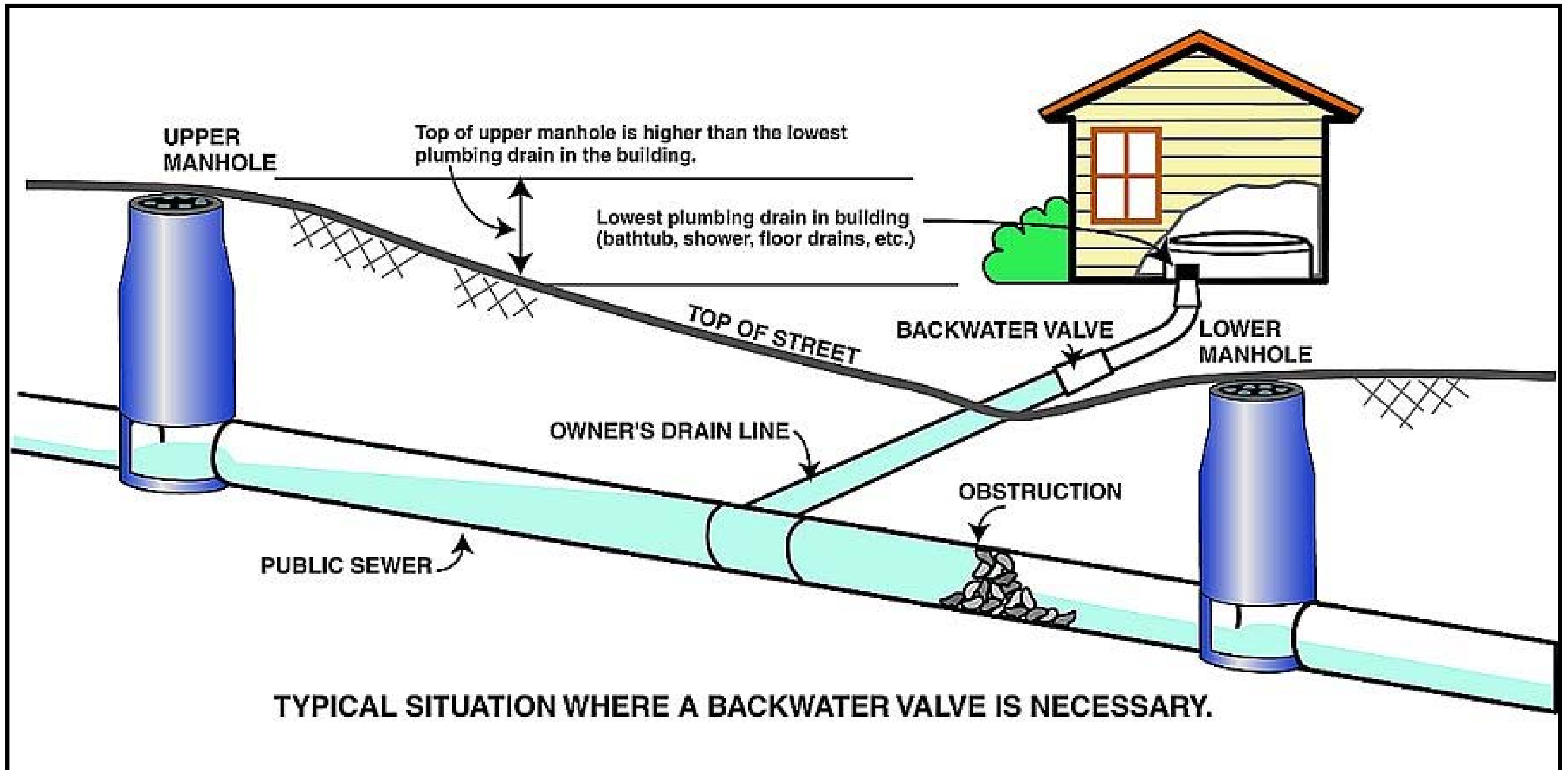




Backwater Valve Necessity



BMC 8-1-313: BACKWATER VALVES:

New and remodeled properties are required to install, operate, and maintain an approved backwater valve on their building sewer unless it can be shown that all fixtures contained therein have flood level rim elevations above the elevation of the next upstream maintenance hole cover of the public sewer serving the property, or a conditional waiver is granted by the Director. All buildings to be newly constructed are subject to backwater valve requirements. Existing buildings with planned modifications having a building permit valuation of \$50,000 or more are also subject to backwater valve requirements. Existing buildings having building sewers replaced, or having building sewers repairs made with an aggregate length in excess of 10', are also subject to backwater valve requirements. The backwater valve shall be installed in a concrete box or other material approved by the City Building Department and shall be readily accessible at all times.