



City of Seattle

Gregory J. Nickels, Mayor

Seattle Public Utilities

Chuck Clarke, Director

BUILDING OVER A MAINLINE PUBLIC SEWER OR STORM DRAIN

Because of long term obligations towards repairing and upgrading Seattle's sewer and storm drainage infrastructure, SPU has limited options and strict requirements for building over an existing sewer and storm drain mainline. Re-routing the sewer or storm mains is the preferred method to avoid conflicts when constructing new projects. If re-routing the main around the project is impractical or impossible, SPU approval may be given if it determines the City's rights and facilities are adequately protected, and when it secures the applicant's agreement to pay the administrative costs plus any excess future costs including the replacement of structures and landscaping, attributable to the project construction.

HOW TO APPLY FOR PERMISSION FOR A BUILD OVER:

Will the proposed project be over City sewer or storm drain mainlines? "Project" refers to proposed construction, reconstruction, or additions such as, but not limited to, buildings, structures, retaining walls, concrete paving, landscaping, or rockeries.

Applicants can determine this by checking title to the property, and by visiting the Seattle Municipal Tower located at 700 5th Avenue and checking the sewer maps and side sewer cards available at the Drainage & Sewer Counter, Applicant Services Center, Dept. of Planning & Development - 20th Floor Key Tower

When it is determined that the project will be within 5' of the edge of a sewer and/or storm drain mainline, or will encroach into a City sewer/storm drain mainline easement, and a sewer/storm drain main reroute is not possible, the applicant sends a letter to the Director of the Seattle Public Utilities; i.e.,

Seattle Public Utilities
Attn: Real Property Services
700 5th Avenue, Suite 4900
PO Box 34018
Seattle, WA 98124-4018

In the letter, the applicant shall request permission to build over the sewer/storm drain mainline, or encroach into an easement, and describe the proposed construction. The applicant must also include with the letter:

- A copy of the easement document, if available.
 - A copy of the last Title report or vesting document.
 - A copy of the sewer card, showing a footprint of the proposed construction.
 - A profile view of the proposed structure in relation to the City sewer/storm mainlines.
1. Real Property Services (RPS) circulates the proposal. Drainage and Wastewater Maintenance and Operations (DWW M&O) makes a preliminary evaluation. If necessary, RPS will schedule a meeting with the applicant's architect and/or engineer. RPS will also determine if SPU can grant permission, or if City Council action (ordinance) is required.

2. RPS sends a letter to the applicant stating SPU's preferred method of modifying the sewer/storm drain mainline.
3. The applicant signs and returns the letter to:
 - Seattle Public Utilities
 - Attn: Real Property Services
 - 700 5th Avenue, Suite 4900
 - PO Box 34018
 - Seattle, WA 98124-4018

The applicant includes with the letter:

 - A check or money order to cover administrative costs. RPS will determine the preliminary amount needed to process the request. If additional funds are required, the client will be contacted regarding additional funds.
 - Separate reroute and design-change plans and profiles prepared by a licensed Registered Civil Engineer. For some cases, sewer/storm drain pipes supported within the building shall be prepared by a licensed Registered Mechanical Engineer.
 - Three sets of finalized plans and profiles for the project, showing impact details on sewer/storm drain mainlines.
4. SPU may require modifications of the submitted plans. Once approved, Real Property Services drafts the Consent Agreement for owner review, approval and acceptance.
5. Submitting plans utilizing all the above criteria does not guarantee the right to build over a sewer/storm drain mainline. SPU reserves the right to deny permission for any build over.
6. The applicant receives a copy of the executed Consent Agreement and submits it, and the engineered plans to the City of Seattle Department of Planning and Development (DPD) for approval and issuance of a Sewer Permit (some cases, a plumbing permit may be required for pipes supported within the building). A separate SDOT review will be required for actual work done in the City right of way if it is part of the buildover plan for approval and issuance of a street use permit.
7. If the sewer/storm drain mainline buildover is denied and the sewer/storm drain main must be rerouted, the applicant must obtain a DPD Sidesewer permit and hire a registered side sewer contractor to perform the work.
8. Although the construction of the relocated or replaced sewer/storm drain mainline will be inspected via the Sewer Permit and DPD, final written acceptance must be obtained from Seattle Public Utilities Drainage and Wastewater Division before occupancy of the structure. This will be required of the property owner for acceptance of relocated or replaced sewer/storm drain mainlines.