

TOWN OF YUCCA VALLEY, BUILDING & SAFETY DIVISION

SEPTIC TANK ABANDONMENT PROCEDURES

The State of California Building Codes, as adopted by the Town of Yucca Valley, establish requirements and standards that guide abandonment of existing septic systems. These State laws apply when an existing septic system is being abandoned in order to connect to the Hi-Desert Water District wastewater collection system.

This handout has been prepared to assist owners of single family homes and licensed contractors in understanding the abandonment process and the general regulations and standards that apply. This handout provides general guidance but does not serve as a design manual or illustrate complete California Building Code compliance. The property owner or home owner is required to abandon septic tanks in accordance with the California Building Codes, and to connect to the Hi-Desert Water District wastewater collection system, in compliance with Hi-Desert Water District requirements.

Building Codes allow for the homeowner and/or property owner to abandon the wastewater system if certain conditions are met (see below). Commercial wastewater systems MUST be removed/abandoned by a licensed contractor and plans provided to the Town inspector by a licensed architect or engineer. The following information is only for abandonment of residential wastewater systems.

1. Complete the attached application. Please complete all details including contractor information if a licensed contractor is performing the work.
2. Complete the site plan, illustrating the location of the existing septic system in relationship to the structure(s) on the property, including dimensions, the location of the leach field, or seepage pit, and the proposed location for the waste discharge line to connect to the Hi-Desert Water District wastewater collection system. The application must be complete, including property address, assessor's parcel number, and licensed contractor information if a licensed contractor is performing the work.
3. Unless the tank is NOT completely removed, the site plan shall indicate the location of the abandoned septic tank as "No build area".
4. Submit the application and site plan to the Town's Building & Safety Division located at 58928 Business Center Drive, Yucca Valley, CA 92284, along with the necessary Building Permit Fees.
5. Permit fees are based upon the estimated value of the construction work being performed. The Town has ESTIMATED that the TYPICAL single family residential septic

tank abandonment permit is approximately \$170.00 TO \$190.00. These fees cover two inspections performed by Building & Safety staff.

6. The first inspection will confirm that the existing septic tank has been pumped by a licensed contractor. Proof of pumping by a licensed contractor must be provided to the Building Inspector. This can be accomplished by providing a copy of the septic tank pumping receipt to the Building Inspector. The first inspection will also include verification that either:

The septic tank has been pumped by a contractor licensed to pump septic tanks; a copy of the pumping receipt must be provided to the Building Inspector; if a seepage pit is in place for the disposal field, the seepage pit must also be pumped, and a copy of the pumping receipt must be provided to the Building Inspector.

The bottom of the tank is perforated with a 12" hole in each compartment, at a minimum;

The top of the tank has been crushed or the top removed from the top of the vertical walls of the septic tank;

If a seepage pit is used for the disposal field, the seepage pit has been abandoned by backfilling with a one-sack cement/sand slurry and the material ticket provided to the Town Inspector;

The new wastewater discharge line has been installed with correct clean outs, backflow devices, and is ready for a static pressure test inspection of 8 pounds; The wastewater discharge line must still be exposed and not covered for this inspection;

If the new waste discharge line must be routed through the existing septic tank, remove and dispose of septic tank walls in conflict 1 foot below the pipe.

THE TOWN OF YUCCA VALLEY DOES NOT INSPECT THE CONNECTION TO THE HI-DESERT WATER DISTRICT COLLECTION SYSTEM. PLEASE CONTACT THE HI-DESERT WATER DISTRICT TO OBTAIN AUTHORIZATION TO CONNECT TO THEIR WASTEWATER COLLECTION SYSTEM.

7. The second inspection will confirm:

The septic tank has been removed; or

The septic tank has been backfilled with clean earth, sand, gravel, concrete, or other material approved by the Building and Safety Division. Do not fill above the top of the vertical portions of the sidewalls or above the level of any outlet pipe. When filling with earth or sand, jet and compact the material to prevent future settling. Fill to grade level only after approval from the Building and Safety Inspector is received;

The new wastewater discharge line has been backfilled/covered and the line connected to the Hi-Desert Water District lateral connection.

Alternative uses of septic tanks may be allowed, but engineered drawings, plans and specifications must be provided to the Building and Safety Division for all alternative purposes and uses.

Typical Construction Details:

The following information provides typical construction details for single family residential septic tank abandonment. Diagrams are attached to this handout to assist with preparation of plans that must be submitted to the Building and Safety Division.

1. A clean out shall be installed in private property, as close to the HDWD connection as possible, but not in the public right-of-way
2. All wastewater discharge lines installed with the septic tank abandonment process, as well as new lines, shall be sch 40, ABS or PVC, 4" minimum.
3. Commercial Projects require minimum 6" Schedule 40,.
4. Cleanouts shall be installed every 100' on straight pipe runs and at every 135 degrees of direction change.
5. Install waste discharge line in the most direct and logical alignment to the sewer main/lateral connection.
6. Maximum lateral deflection is 45° and shall be made with a wye fitting with a cleanout installed on the run end of the wye.
7. A maximum of one consecutive (1) 22 1/2° and (1) 90° bend without a cleanout may be installed for directional changes. A minimum 10' tangent section is required between all bends.

Sewer Backflow Preventers

1. A sewer backflow preventer shall be installed in all cases where the finished floor of a residence or business is below the top of the uphill sewer manhole of the sewer main being connected to.

2. It shall be the responsibility of the contractor or homeowner installing the lateral from the connection point of the sewer main to the residence or business to provide a certification to the Town Inspector that:

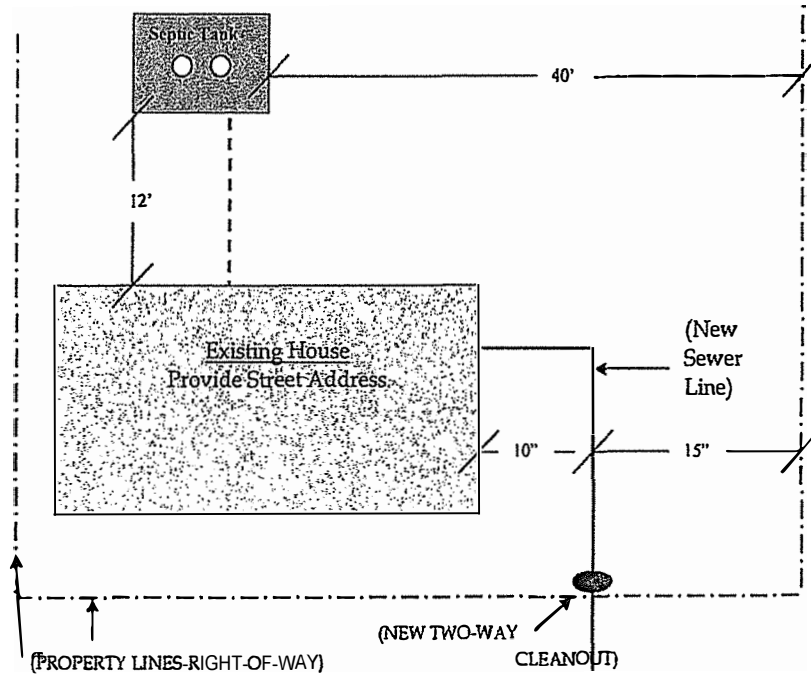
The finished floor is above the elevation of the upstream sewer manhole, or;

A backflow preventer was installed.

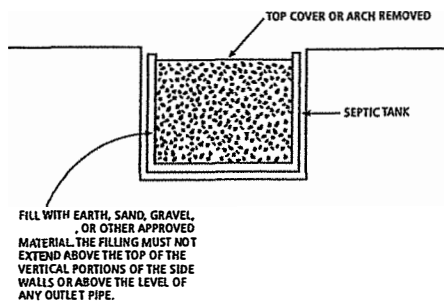
3. All backflow preventers shall be UPC (CPC)/IAPMO approved. A certification and/or sales receipt shall be provided to the Town's Inspector showing the type of backflow preventer installed and proof it meets UPC (CPC)/IAPMO requirements.

NO FUTURE CONSTRUCTION WILL BE ALLOWED OVER THE TOP OF EXISTING ABANDONED SEPTIC TANKS, LEACH LINES AND/OR PITS THAT HAVE NOT BEEN REMOVED. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT(S) ON LOTS WITH EXISTING ABANDONED SEPTIC TANKS, PROOF OF REMOVAL OF SEPTIC TANK(S), LEACH LINES OR PITS SHALL BE PROVIDED TO THE BUILDING DIVISION.

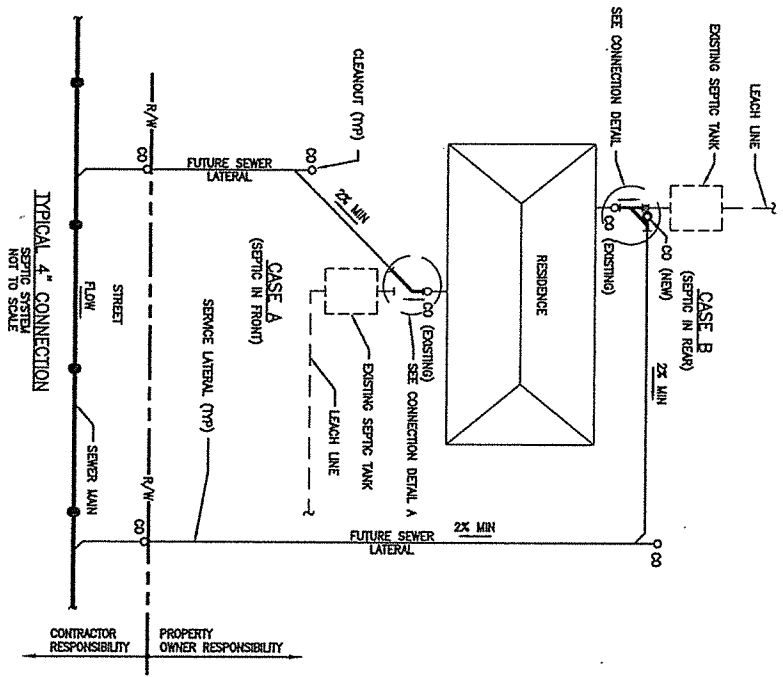
Typical Site Plan:



Typical Septic Tank with Top Removed



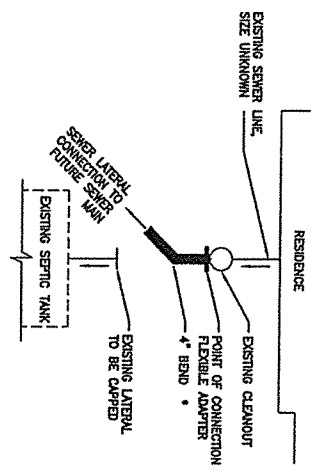
TYPICAL RESIDENTIAL SEPTIC TANK ABANDONMENT AND CONNECTION TO SEWER LATERAL LINE



TYPICAL 4" CONNECTION
SEPTIC SYSTEM
NOT TO SCALE

RESIDENTIAL

CONNECTION DETAIL A
SEPTIC SYSTEM
NOT TO SCALE



* MAXIMUM DISTANCE FROM EXISTING CLEANOUT TO BEND SHALL BE 100 FEET OR UNLESS OTHERWISE SPECIFIED AT THE BEND.