

SOUTH DAVIS SEWER DISTRICT

WEST BOUNTIFUL, UTAH

RESOLUTION NO. 104-8

BUILDING SEWER CONNECTIONS

Adopted 11/13/2025

Revision Date

Revision Pages

Signature: Chair, Board of Trustees

SOUTH DAVIS SEWER DISTRICT
RESOLUTION NO. 104-8
BUILDING SEWER CONNECTIONS

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**SOUTH DAVIS SEWER DISTRICT
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BUILDING SEWER CONNECTIONS**

This Resolution identifies the detailed standards which are to be used by developers, engineers, construction contractors and others in designing, bidding and construction building sewer connections which are to be connected to the sewer collection system of the South Davis Sewer District.

It is deemed advisable to establish recommended and mandatory standards so that the design and construction of building sewer connections will be of good, consistent, quality workmanship and materials. This will help provide for maximum life of all building sewer connections and District owned collection lines as well as provide for ease of maintenance of these sewer systems and comply with the requirements of the Utah Plumbing Code where applicable.

This Resolution cancels Resolution No.'s 17, 104, 104-1, 104-2, 104-3, 104-4, 104-5, 104-6 and 104-7 as well as any former Board Minutes or District Resolutions which are different from or contrary to the intent of this Resolution.

The invalidity of any section, clause, sentence or provision of this Resolution shall not affect the validity of any other part of this Resolution which can be given effect without such invalid part or parts.

This Resolution shall take effect upon its passage, approval and recording of the District as provided by law.

PASSED AND ADOPTED by the Board of Trustees of the South Davis Sewer District, State of Utah, on the 13th day of November, 2025.



Chair, Board of Trustees



Assistant Clerk

**SOUTH DAVIS SEWER DISTRICT
RESOLUTION NO. 104-8
BUILDING SEWER CONNECTIONS**

A. APPLICATION AND FEES (Mandatory for Applicant/Contractor)

Unless otherwise approved in writing, building sewer (sewer lateral service) connections will not be made to District facilities until such time as the project has been accepted by the District for ownership and maintenance, and the Applicant has been notified in writing.

Prior to any excavation for the installation of a building sewer (sewer lateral service) to the collection facilities of the District, the following requirements must also be met:

1. A building sewer application shall be completed and submitted to the District for approval for each connection to District collection lines.
2. The required fees shall be paid.
3. A permit to work in the road right-of-way shall be obtained from Davis County for County roads, from the appropriate City for City streets and an Encroachment Permit will be required from the Utah Department of Transportation (UDOT) if the connection is in a State roadway.

**B. PIPE MATERIAL, DESIGN AND INSTALLATION
(Mandatory for Applicant/Contractor)**

1. Gravity building sewers must be four (4) inch or larger pipe diameter. The following sewer pipe materials are allowed:
 - a. PVC plastic sewer pipe per ASTM D1784 that meets the dimensional, chemical and physical requirements outlined in ASTM D3034 and has an SDR of 35.0 (SDR-35). Pipe color shall be green only. Pipe joints shall be of the bell and spigot type with the bell an integral part of the pipe wall section. The rubber gasket shall be of solid cross-section, factory assembled, and securely locked in place to prevent displacement. The rubber gasket shall conform to ASTM F477.
 - b. Use of any other material shall require District approval.
2. Pressure building sewers, including diameter and material, must be approved in writing by the District prior to connection.
3. Building sewers in new construction shall connect to the main using a factory "wye" connection. A series of two (2) gasket bell and spigot "wye" fittings is required where two opposing building sewer connections are within four (4) feet of each other (See approved District detail, Sheet 104-1).

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4. The method for connecting building sewers to existing sewer mains shall be based on the sewer main material and size as shown in Table 1 (See approved District detail, Sheet 104-2).

Table 1. Building Sewer Connections to Existing Sewer Mains.

SEWER MAIN	MATERIAL	CLAY				CONCRETE				PVC				
	DIAMETER (IN)	6	8	10	>=12	6	8	10	>=12	6	8	10	>=12	
METHOD														
Splice a factory "wye" into the main using two (2) slip/repair or stainless steel shielded sewer repair (shear band) couplings (no more than a one-half (1/2) inch gap between joints). Flexible-type couplings are not permitted. The couplings shall be shaded in salt from the springline up to the top of the coupling.		X					X				X	X	X	
Core the mainline and install an Inserta-Tee fitting to make the connection. Inverts of new building sewers must clear the high water line of the existing sewer main at the connection.			X	X	X		X	X	X					X

Building sewer connections to any other type of pipe, including lined pipe, shall be approved by the District on a case-by-case basis.

5. Unless otherwise approved by the District, in new developments where building construction and connection to the sanitary sewer are not planned to occur immediately:
- a. Building sewers are to be extended a minimum of ten (10) feet back of sidewalk. A green two-by-four (2x4) inch wood stake shall be placed at the end of the building sewer, extending from the flow line of the building sewer to a height of one (1) foot above grade level (See approved District details, Sheets 104-1 and 104-2).
 - b. A glue cap or PVC push cap is required at the end of each building sewer. No "Brandt" plugs will be allowed.
5. It is generally encouraged to install building sewers in manholes when possible. Flow channels shall be required for all building sewers that enter the manhole and shall be smooth and semi-circular in cross section and shall match the pipe diameter. Flow channels must clear the high-water line of the existing main. In addition, resilient pipe-to-manhole connectors (boots) shall be used and the connection shall be grouted.

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6. District approval is required to connect to an existing stub line, and a manhole must be installed when adding a building sewer to a stub line.
7. A manhole will be required when connecting a building sewer serving four (4) or more units in an apartment, condominium complex, etc. to the District's main line.
8. The building sewer shall run in a practical alignment and at a uniform slope of not less than one-quarter (1/4) inch per foot or two (2) percent toward the point of disposal provided that, where it is impractical due to the depth of the street sewer or to the structural features or the arrangement of any building or structure to obtain a slope of one-quarter (1/4) inch per foot or two (2) percent, any such pipe or piping four (4) inches or larger in diameter may have a slope of not less than one-eighth (1/8) inch per foot or one (1) percent, when approved by the District.
9. The minimum cover over the top of the pipe shall be three (3) feet.

C. CLEANOUT MATERIALS AND DESIGN (Mandatory for Applicant/Contractor)

Cleanouts shall be provided on the following basis (See approved District detail, Sheet 104-3):

1. A minimum of one (1) cleanout shall be provided, one to three (1-3) feet outside the building footings and foundation. On new construction, connection of ABS/Schedule 40 PVC to SDR-35 shall require a glued fitting using ABS to PVC transition cement.
2. Cleanouts shall be spaced at intervals not to exceed one hundred (100) feet.
3. An additional cleanout shall be provided for each aggregate change of direction exceeding one hundred thirty-five (135) degrees.
4. Each cleanout shall be installed above the flow line of the pipe using a "wye" fitting so that it opens to allow cleaning in the direction of flow. The riser pipe shall extend to ground level at an angle perpendicular to the building sewer. A minimum of one (1) foot of pipe is required between bends.
5. The District may require cleanouts at other locations as determined by the best professional judgment of District staff.
6. Each cleanout for a gravity grease interceptor shall be outside of the interceptor.

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7. The upper end of each cleanout shall have a screwed brass or iron cap and shall terminate at finish grade after final landscaping. In paved areas, a traffic-rated box and cast iron lid must be set over the screwed brass or iron cap (See approved District detail, Sheet 104-4).
8. Addition of a cleanout on an existing vitrified clay or concrete lateral requires use of a shear band coupler fitting, The fitting shall be shaded in salt from the spring line up to the top of the fitting.

D. EXCAVATION AND INSPECTION (Mandatory for Applicant/Contractor)

1. Water shall be removed from the pipe laying area to ensure that quality work is being performed in laying of the pipe.
2. It is the Applicant's responsibility to locate and protect other utilities in the vicinity of the excavation. Any damage to utilities will be solely the Applicant's responsibility.
3. The building sewer shall be inspected by the District prior to backfill of any portion of the building sewer.
4. Inspections shall be coordinated through the District's inspector and shall be performed during normal District business hours after all applicable fees have been paid.
5. If a building sewer is connected and buried without District inspection, refer to Resolution No. 110, as amended, for fees and penalty assessments.
6. No groundwater shall be discharged to the District's facilities. Refer to Resolution No. 114, as amended, for penalty assessments.

E. BEDDING AND BACKFILLING (Recommended for Applicant/Contractor)

1. The bedding material should be one (1) inch graded gravel, well haunched. If the native material is sand, it may be used, well haunched.
2. Compaction requirements of the governing jurisdiction should be met in road rights-of-way.

**F. RESTORATION OF SURFACE IMPROVEMENTS
(Recommended for Applicant/Contractor)**

1. All excess material should be cleaned up and removed from the site.

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2. Curb and gutter, sidewalks, pavements, ditches, culverts, driveways, fences and planted areas should be restored to equal or better condition than the improvements that were removed.

G. RESPONSIBILITY/MISCELLANEOUS (Mandatory for Applicant/Contractor)

1. The District will provide the location of the end of the building sewer whenever such has been placed to the lot under District supervision. If the end of the building sewer cannot be located within five (5) feet of the location provided by the District, then the District will be responsible for the cost to find the end of the building sewer. The maximum amount of obligation by the District for this purpose will be \$1,000.00 per building sewer. The District does not guarantee that the depth or location of any building sewer will be serviceable for any given building.
2. The District owns and takes responsibility for the operation and maintenance of the main sewer collection facility (usually collection pipe eight (8) inch or over) in the public street or on a perpetual easement granted to the District.

The District, as a courtesy to the homeowner, may also take responsibility for building sewers located within public rights-of-way for single-family, owner-occupied residences - including those serving Accessory Dwelling Units (ADUs) - provided the lateral is not shared with another property and the District supervised its installation. Notwithstanding the foregoing:

- a. The District shall not be responsible for the initial investigation, diagnosis, or determination of conditions or issues occurring within building sewers.
- b. The District is not obligated to perform or provide utility location services for building sewers.
- c. The District assumes no liability for, nor provides insurance against, damage to private or personal property resulting from activities related to the inspection, maintenance, repair, or failure of building sewers.

The District does not take responsibility for any of the building sewer in developments with private roadways, condominium or apartment complexes, or rented single-family residences. The District does not take responsibility for commercial/industrial building sewers. The building owner or user shall be responsible for maintenance and operation of the building sewer on private property in residential subdivisions. The District is not responsible for operation and maintenance of any building sewer installed without District inspection.

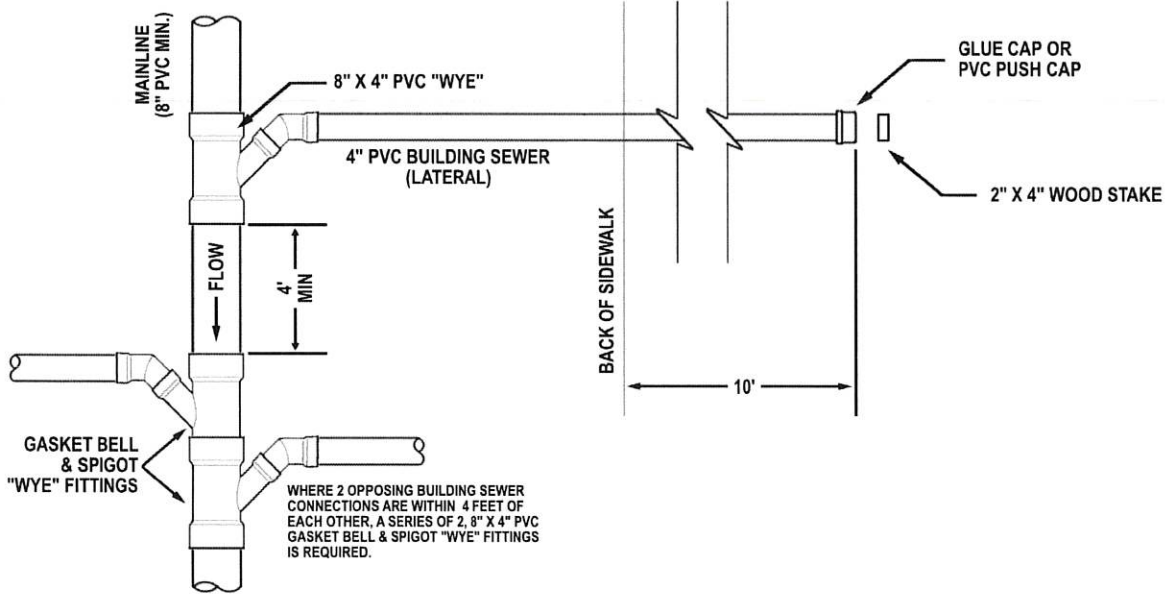
**SOUTH DAVIS SEWER DISTRICT
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3. Pumping or other systems necessary to cause the sewage to arrive at District owned collection lines shall be the responsibility of the building owner or user for installation, operation and maintenance. Each pressure connection to the District owned collection system must be approved in writing by the District prior to granting connection approval.

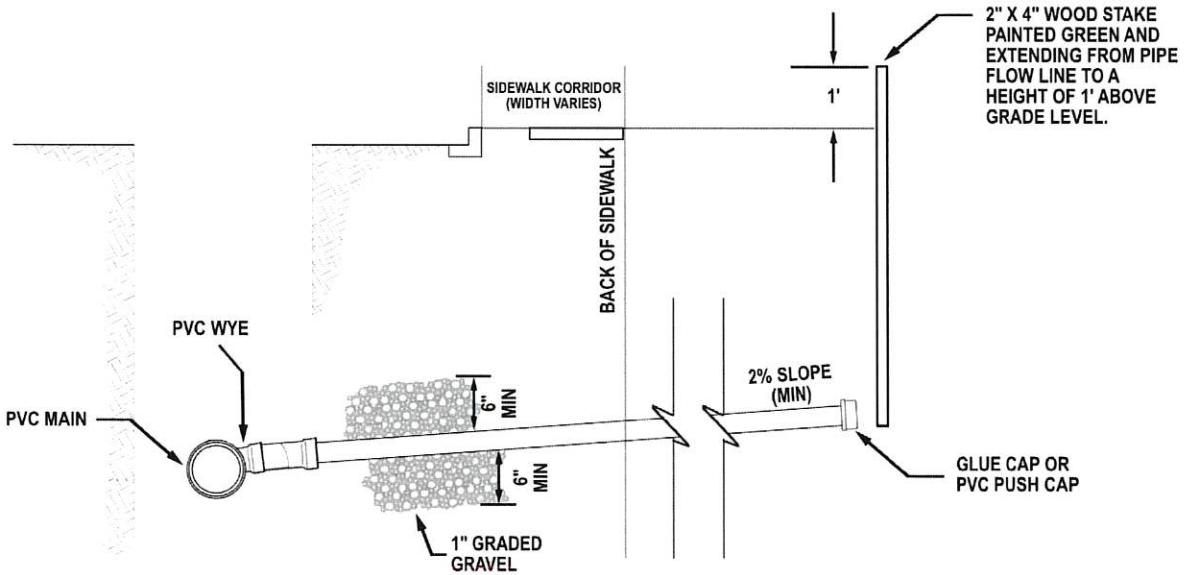
H. SHARED BUILDING SEWERS (Mandatory for Applicant/Contractor)

In accordance with Resolution No. 123, as amended, it is the policy of the District that a separate and independent building sewer or sewer lateral service be provided for each single "living or building" unit connected to the public sewer. In residential subdivisions, the District may grant an exception if the Applicant requests in writing that two (2) or more units be connected to the same building sewer. If approved by the District, a Notice of Warning (Building Sewer Standards Waiver) document shall be recorded at the Office of the Davis County Recorder before connection is made to the sanitary sewer. Any and all fees associated with recordation of the Notice of Warning shall be paid by the Applicant to the District at signature and execution. District approval of a shared building sewer does not release the Applicant from meeting all other District requirements for making connection to the sanitary sewer.

In commercial developments, the commercial owner and commercial owner's successors and assigns are solely responsible for installation, repair, maintenance and replacement of the building sewer. Accordingly, use of shared building sewers is at the discretion of commercial owners, though it is highly discouraged by the District. Commercial owners are urged to disclose the use of shared building sewers to their successors and assigns and to any entity or person acquiring, renting, leasing or owning an interest in all or any part of a commercial property. In no case shall the District incur any loss, cost, damage, liability, claim or expense whatsoever arising or resulting from the use of shared building sewers in commercial developments.



PLAN VIEW



PROFILE VIEW

NOTES:

- 1 - GRAVITY BUILDING SEWERS MUST BE 4 INCH OR LARGER PIPE DIAMETER. PVC PIPE SHALL BE SDR-35 AND SHALL BE GREEN IN COLOR.
- 2 - BUILDING SEWERS SHALL CONNECT TO THE MAIN USING A "WYE" CONNECTION. WHERE 2 OPPOSING BUILDING SEWER CONNECTIONS ARE WITHIN 4 FEET OF EACH OTHER, A SERIES OF 2, 8" X 4" PVC GASKET BELL & SPIGOT "WYE" FITTINGS IS REQUIRED.
- 3 - A GLUE CAP OR PVC PUSH CAP IS REQUIRED AT THE END OF EACH BUILDING SEWER. "BRANDT" PLUGS ARE NOT ALLOWED.
- 4 - THE BEDDING MATERIAL SHALL BE 1-INCH GRADED GRAVEL, WELL HAUNCHED. IF THE NATIVE MATERIAL IS SAND, IT MAY BE USED, WELL HAUNCHED.
- 5 - THE MINIMUM COVER OVER THE TOP OF THE PIPE SHALL BE 3 FEET.

SCALE: NONE

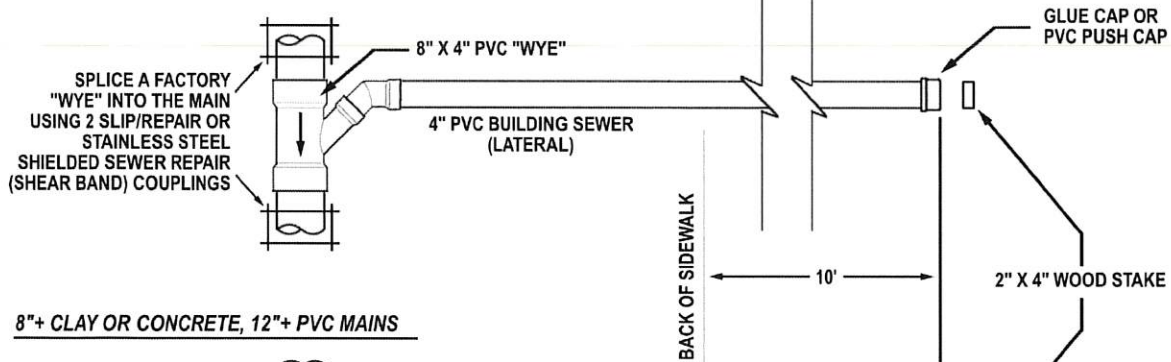
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09/13/2025	LBH
REVISIONS	

SOUTH DAVIS SEWER DISTRICT
BUILDING SEWER CONNECTION TO SEWER MAIN (NEW CONSTRUCTION)

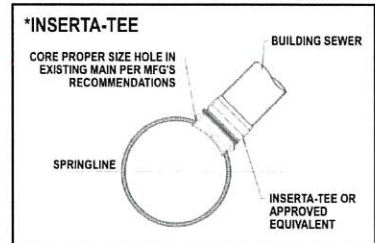
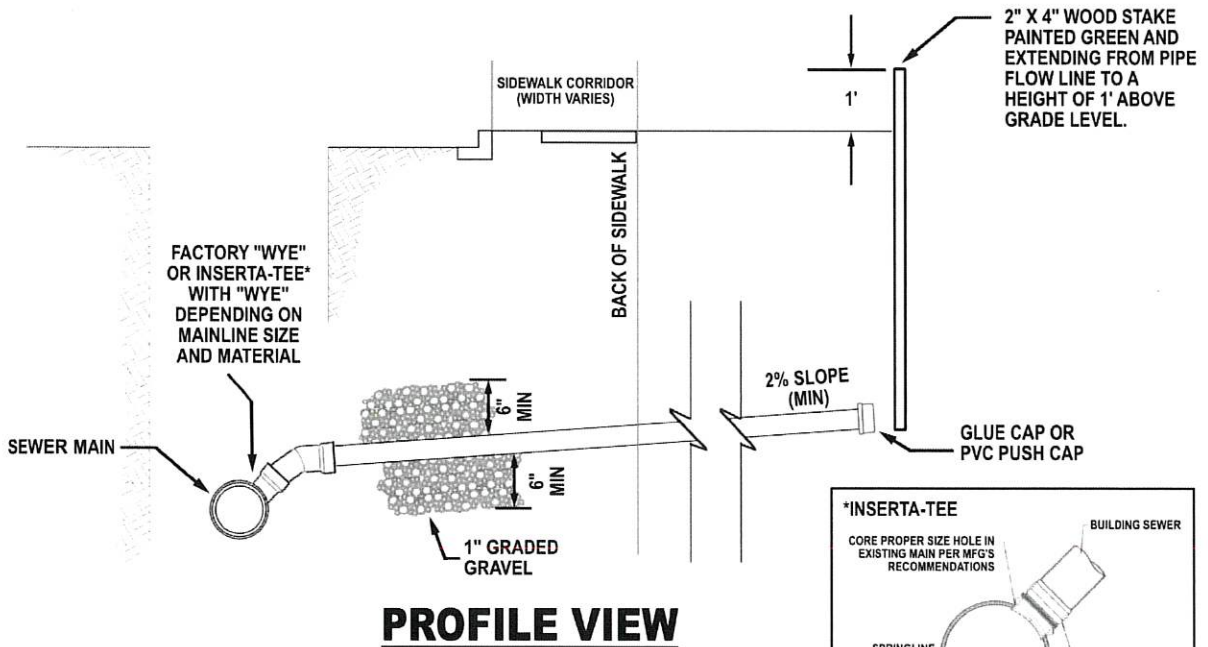
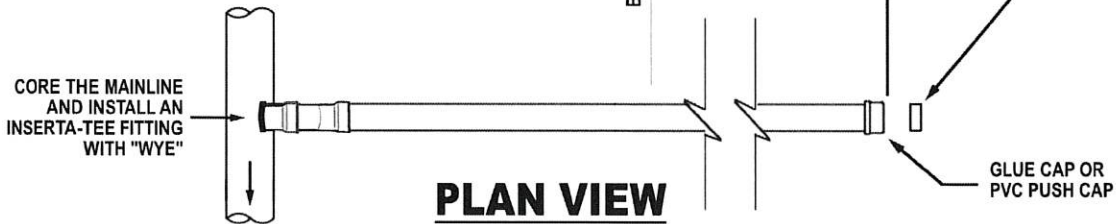


SHEET:
104-1

6" CLAY OR CONCRETE, <=10" PVC MAINS



8"+ CLAY OR CONCRETE, 12"+ PVC MAINS



NOTES:

- 1 - GRAVITY BUILDING SEWERS MUST BE 4 INCH OR LARGER PIPE DIAMETER. PVC PIPE SHALL BE SDR-35 AND SHALL BE GREEN IN COLOR.
- 2 - FOR 6-INCH CLAY OR CONCRETE OR 10-INCH AND SMALLER PVC MAINLINES, SPLICE A FACTORY "WYE" INTO THE MAIN USING 2 SLIP/REPAIR OR STAINLESS STEEL SHIELDED SEWER REPAIR (SHEAR BAND) COUPLINGS (NO MORE THAN A 1/2-INCH GAP BETWEEN JOINTS). FLEXIBLE-TYPE COUPLINGS ARE NOT PERMITTED. THE COUPLINGS SHALL BE SHADED IN SALT FROM THE SPRINGLINE UP TO THE TOP OF THE COUPLING. FOR 8-INCH AND GREATER CLAY OR CONCRETE OR 12-INCH AND GREATER PVC MAINLINES, CORE THE MAINLINE AND INSTALL AN INSERTA-TEE FITTING WITH "WYE".
- 3 - A GLUE CAP OR PVC PUSH CAP IS REQUIRED AT THE END OF EACH BUILDING SEWER. "BRANDT" PLUGS ARE NOT ALLOWED.
- 4 - THE BEDDING MATERIAL SHALL BE 1-INCH GRADED GRAVEL, WELL HAUNCHED. IF THE NATIVE MATERIAL IS SAND, IT MAY BE USED, WELL HAUNCHED.
- 5 - THE MINIMUM COVER OVER THE TOP OF THE PIPE SHALL BE 3 FEET.

SCALE: NONE

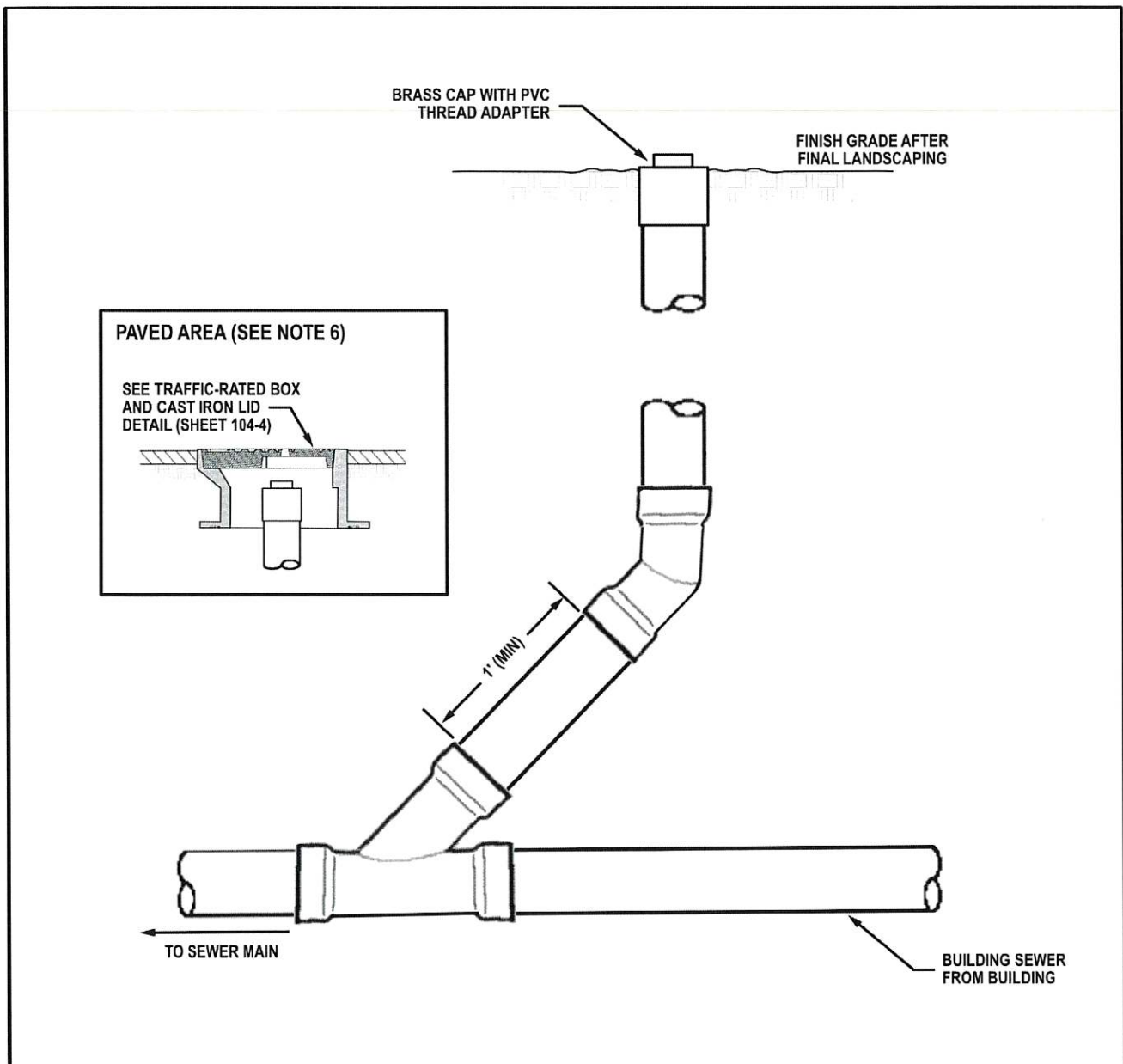
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SOUTH DAVIS SEWER DISTRICT
BUILDING SEWER CONNECTION TO
SEWER MAIN (EXISTING SEWER)



SHEET:

104-2



NOTES:

- 1 - A MINIMUM OF 1 CLEANOUT SHALL BE PROVIDED 1-3 FEET OUTSIDE THE BUILDING FOOTINGS AND FOUNDATION. ON NEW CONSTRUCTION, CONNECTION OF ABS/SCHEDULE 40 PVC TO SDR-35 SHALL REQUIRE A GLUED FITTING USING ABS TO PVC TRANSITION CEMENT.
- 2 - CLEANOUTS SHALL BE SPACED AT INTERVALS NOT TO EXCEED 100 FEET.
- 3 - AN ADDITIONAL CLEANOUT SHALL BE PROVIDED FOR EACH AGGREGATE CHANGE OF DIRECTION EXCEEDING 135 DEGREES.
- 4 - EACH CLEANOUT SHALL BE INSTALLED ABOVE THE FLOW LINE OF THE PIPE USING A "WYE" FITTING SO THAT IT OPENS TO ALLOW CLEANING IN THE DIRECTION OF FLOW. A MINIMUM OF 1 FOOT OF PIPE IS REQUIRED BETWEEN BENDS.
- 5 - THE DISTRICT MAY REQUIRE CLEANOUTS AT OTHER LOCATIONS AND CONFIGURATIONS.
- 6 - THE UPPER END OF EACH CLEANOUT SHALL HAVE A SCREWED BRASS CAP AND SHALL TERMINATE AT FINISH GRADE AFTER FINAL LANDSCAPING. IN PAVED AREAS, A TRAFFIC-RATED BOX AND CAST IRON LID MUST BE SET OVER THE SCREWED BRASS CAP (SEE DETAIL SHEET 104-4).
- 7 - ADDITION OF A CLEANOUT ON AN EXISTING VITRIFIED CLAY OR CONCRETE LATERAL REQUIRES USE OF A SHEAR BAND COUPLER FITTING. THE FITTING SHALL BE SHADED IN SALT FROM THE SPRINGLINE UP TO THE TOP OF THE FITTING.

SCALE: NONE

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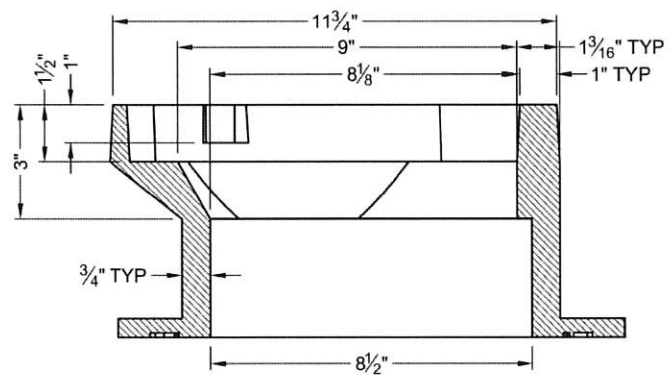
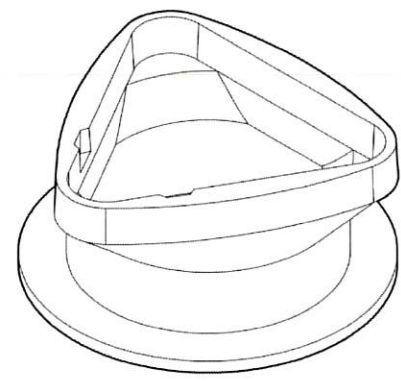
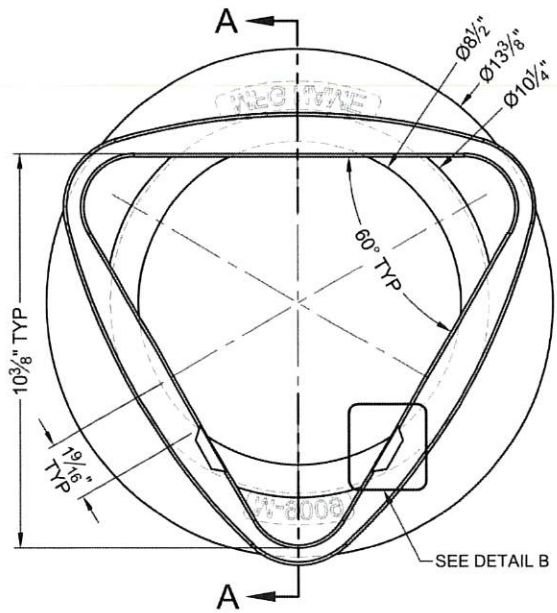
SOUTH DAVIS SEWER DISTRICT

**BUILDING SEWER
CLEANOUT DETAIL**

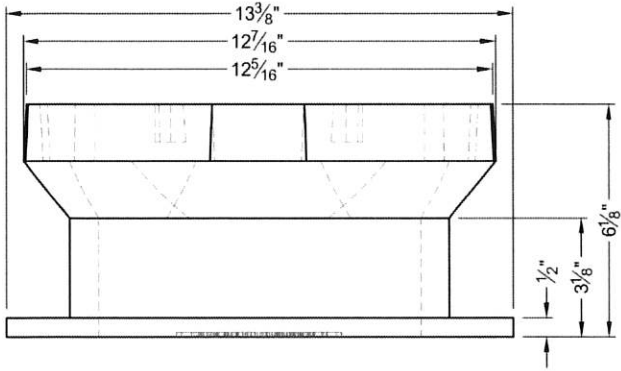


SHEET:

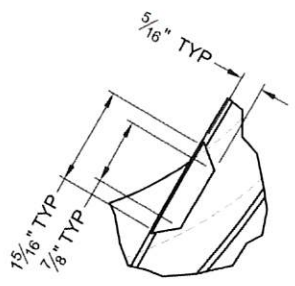
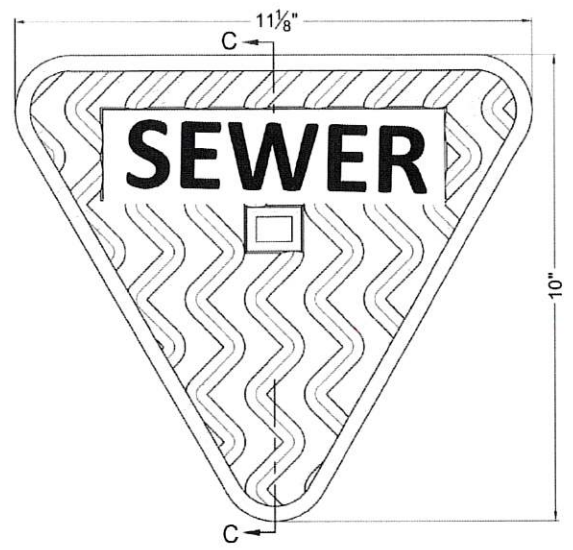
104-3



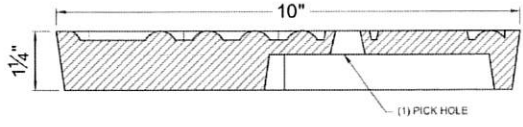
NOTE:
FILLETS ARE NOT SHOWN FOR CLAIRITY
SUPPLIER TO ADD FILLETS AS NEEDED



SECTION A-A



DETAIL B



SECTION C-C

FOR BUILDING SEWER CLEANOUTS IN PAVED AREAS, A
TRAFFIC-RATED BOX AND CAST IRON LID
MUST BE SET OVER THE SCREWED BRASS OR IRON CAP.

SCALE: NONE

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SOUTH DAVIS SEWER DISTRICT
TRAFFIC-RATED BOX
AND CAST IRON LID



SHEET:
104-4