



DIVISION OF HOUSING AND BUILDING
12650 DETROIT AVENUE • LAKEWOOD, OHIO 44107 • 216/529-6270 • FAX 216/529-5930
Website: www.onelakewood.com

JOSEPH A. MEYERS
BUILDING COMMISSIONER
(216)529-6293

CHRISTOPHER S. PARMELEE
ASSISTANT BUILDING COMMISSIONER
(216)529-6295

MARK D. JEWITT
PROPERTY MAINTENANCE SUPERVISOR
(216)529-6291

REQUIREMENTS FOR WATER CONTROL PROJECTS

- Step 1** Obtain the dye test results from the Building Department (216-529-6270) **prior** to applying for a permit or beginning any work.
- Step 2** Submit a **permit & plan review** application with **detailed** installation instructions for the project including the type of pipe to be used. In addition, the following is required:
1. Subsoil drains must comply with the Ohio Plumbing Code (OPC) section **1111.1**, and be bedded in washed stone.
Preferably two inches below and two inches above piping.
 2. The sump crock must be a minimum of 18" wide by 24" deep and have a tightly fitting lid to comply with the OPC section **1113**.
The sump crock shall be elevated above finished floor to prevent the possibility of sanitary waste entering the subsoil drainage system per OPC 701.3. We prefer to see two inches of elevation.
 3. The discharge pipe must comply with the OPC section **1113.1.4**.
(Residential 1,2 & 3 family homes are required to have a full open check valve only). Access shall be provided to required valves and the valves shall be installed above the sump cover. (OPC 712.2) Where the pipe passes through the wall it shall be sleeved according to the OPC section 305.5 and the annular space between the sleeve and discharge pipe shall be tightly caulked. We would prefer to see a 2" sleeve for a 1.5" discharge pipe.
 4. The floor area removed shall be replaced with concrete a minimum of 3" deep. If an existing vapor retarder is encountered during excavation, repair and replace in kind.
Trenching installed parallel to footings should not extend below the 45° bearing plane of the footing wall. OPC 307.6
 5. Connection to a downspout riser that is tied to the storm system and directly adjacent to the sump pump, should be made whenever permissible below grade using approved fittings.
 6. The electrical outlet required for the sump pump shall be installed by a registered electrician according to the current requirements of the

National Electric Code (a separate permit is required and should be applied for before work is started).

REQUIRED INSPECTIONS

1. **Rough-in:** When the installation is complete, but before covering any work.
2. **Test operation of the primary sump pump as well as the battery back-up pump for leaks in the discharge piping.**
3. **Final:** When all work is complete.
4. **The scheduling of all required inspections will be the responsibility of the permit holder and not the building owner. A representative of the permit holder will be on site at the time of the inspection.**