



Land Development News

Technical Bulletin

Subject: Sewer and Water Line Diagrams

Date: October 17, 2011

No.: 11-10

Summary: Sewer and Water line diagrams will no longer be required at the time of inspection for new construction installations or repairs.

Effective Date: October 21, 2011

Background: Sewer and water line diagrams were created as a method of locating underground plumbing lines. These diagrams were supplied to Fairfax County inspectors in the field, while trenches were still open, as part of the inspection process.

Policy (Requirement or Guidelines): Sewer and water line diagrams will no longer be required in the field to obtain an inspection. The current International Residential Code (IRC) and International Plumbing Code (IPC) as referenced by the Uniform Statewide Building Code which governs sewer installations, address the identification of private sewer laterals as follows:

IRC Section 3002.2.1 & IPC Section 703.6 Tracer wire. Nonmetallic sanitary sewer piping that discharges to public systems shall be locatable. An insulated copper tracer wire, 18 AWG minimum in size and suitable for direct burial or an equivalent product shall be utilized. The wire shall be installed in the same trench as the sewer within 12 inches (305 mm) of the pipe and shall be installed to within five feet (1524 mm) of the building wall to the point where the building sewer intersects with the public system. At a minimum, one end of the wire shall terminate above grade in an accessible location that is resistant to physical damage, such as with a clean out or at the building wall.

The installation of tracer wire will enable Miss Utility and private plumbing contractors to accurately identify sewer laterals prior to digging. Land Development Services will continue to align our policies with changing code requirements and new technologies in order to better serve our customers.

If you have any questions, please contact Raj Sidhu, Manager of Land Development Services' Records and Information Management Program at **703-324-7549, TTY 711.**

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