



Land Development Services

Technical Bulletin

Subject: Sump Pump Discharge Policy**Date: 12/28/2020 No.: 20-07**

Summary: This policy requires that discharge from sump pumps installed during new residential construction does not create a safety hazard or nuisance in the public right-of-way, nor result in concentrated flow to adjacent properties. This policy applies to projects exceeding 2,500 square feet of land disturbance and requiring a [site-related plan](#) (i.e., grading plan).

Effective Date: January 28, 2021 (Updated)

Background: A [sump](#) is a small reservoir installed in the lowest part of a basement or crawlspace, used to collect water. It will hold a pump, commonly called a 'sump pump' that pumps the collected water through piping to the exterior of the home. Many homes have a sump basin designed into the foundation or slab to collect ground water, so it does not flow into the basement.

These devices are commonly installed during the construction of a new home or substantial improvement to an existing home. Where the associated land disturbance of the project will exceed 2,500 square feet and require grading plan approval, this policy will apply to ensure consistency and predictability during the county inspection process.

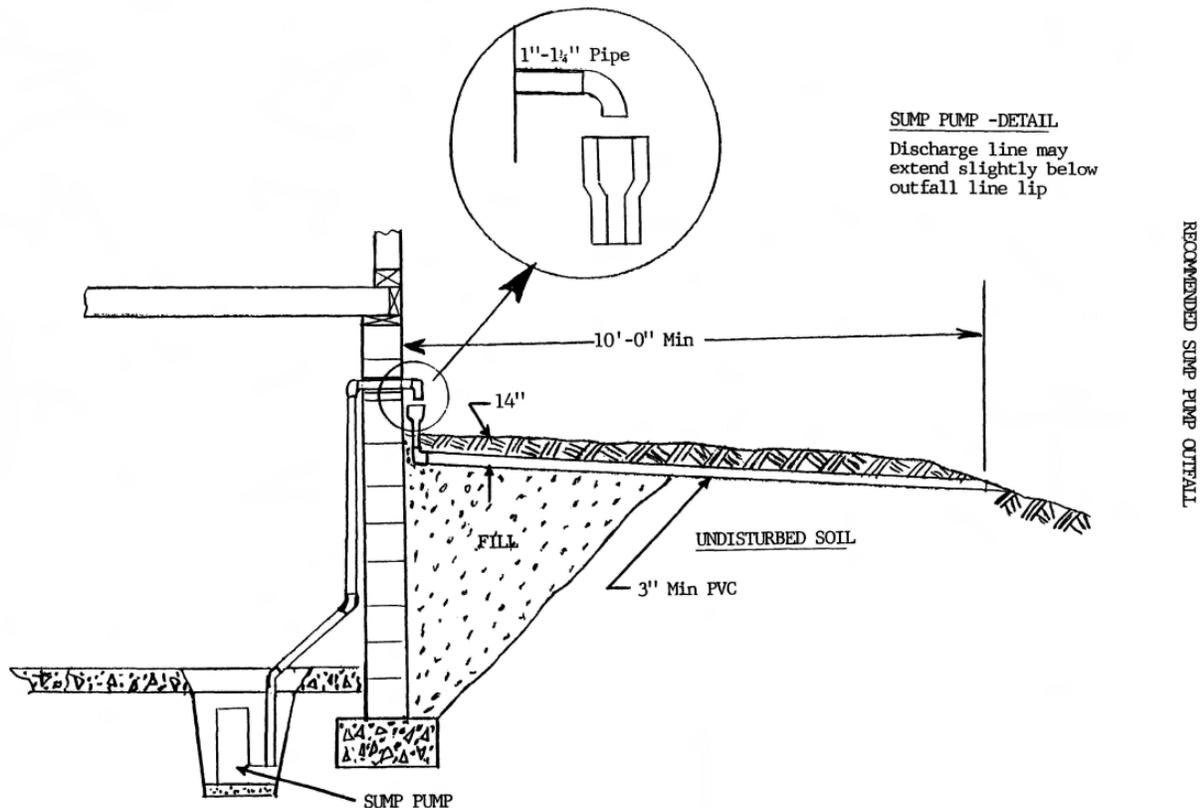


Policy: The sump pump discharge location must be illustrated on the grading plan when a sump pump is proposed in conjunction with the construction of a new home or substantial improvement to an existing home. The grading plan must also include the following note:

Sump pumps must discharge a minimum of ten (10) feet from the structure foundation and, where site conditions allow, no closer than ten (10) feet to any property line in the direction of flow. Sump pumps must also discharge in a manner that does not create ponding, persistent wet conditions, erosion, structure damage or nuisance flooding on any adjacent properties. Sump pump discharges may not concentrate flow directly onto public sidewalks, trails, and over or

through public roadway curbs. A plan revision will be required if the discharge point is relocated from the approved plan during construction.

As a courtesy, below is the county recommended sump pump outfall detail typically distributed by the site inspector during pre-construction meetings for new residential infill development.



Questions about sump pumps on residential development sites, subject to this policy, should be directed to the Site Development and Inspections Division at LDSSDIDAdmin@fairfaxcounty.gov or 703-324-1720, TTY 711. Questions about building codes for your own projects may be directed to LDSBDMail@fairfaxcounty.gov. Questions about possible unpermitted work may be directed to the Department of Code Compliance.

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