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BUILDING



DEPARTMENT

BUILDER'S ADVISORY (P-1-98)

ACCESS TO BACKWATER VALVES

In order to uniformly apply the Uniform Plumbing Code requirement for ready access to backwater valves. The following policy, originally published in November, 1987, is reissued for your information.

UNIFORM PLUMBING CODE section 710.6 "Backwater valves, gate valves, motors, compressors, air tanks, and other mechanical devices required by this section shall be located where they will be accessible for inspection and repair at all times and, unless continuously exposed, shall be enclosed in a masonry pit fitted with an adequately sized removable cover."

The following schedule shall be used as a guideline in sizing of the access to backwater valve locations:

DEPTH OF THE BACKWATER VALVE	REQUIRED ACCESS SIZE	APPROVED MATERIALS
0" - 24"	18" diameter or Standard Yard Box (12" x 18")	Concrete or Approved plastic
25" - 35"	24" diameter	Concrete or Approved plastic
36" +	30" diameter	Concrete

* When the access is located in motor vehicle traffic areas they shall be provided with concrete access cylinders or boxes, to the full depth, with approved metal traffic covers.

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