

EPCOR Drainage Services Sewer Connections Guidelines

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1. Purpose of the Service Guidelines

The objective of the Drainage Services Sewer Connections Guidelines is to provide assistance to building owners, developers, engineering consultants, architects, plumbing contractors and building contractors with the standards and requirements related to new sewer service connections.

2. New Service Connections

All sewer service connections must comply with Section 02538 of the City of Edmonton [Design and Construction Standards](#), Volume 3, Drainage.

https://www.edmonton.ca/city_government/documents/Volume_3_Drainage_.pdf

For service connections involving new water services in a common trench with a sewer line, refer to Section 02514 of the City of Edmonton [Design and Construction Standards](#), Volume 4, Water.

https://www.edmonton.ca/city_government/documents/Design_and_Construction_Standards_Volume_4_Water.pdf

Private sewer service lines must comply with the requirements of the Alberta Safety Codes Act and the National Plumbing Code of Canada. It is the applicant's responsibility to ensure that the service pipe size is sufficient for its intended purpose.

A. Application for Service Connection:

You may apply for a new sewer service or connection to an existing sewer service by contacting EPCOR at:

EPCOR Drainage Services
2000, 10423 – 101 St
Edmonton, AB T5H 0E8
Phone: 780-496-5444
Email: wass.drainage@epcor.com

For more information, check the EPCOR website at:

[Service Connections For New Developments](https://www.epcor.com/products-services/drainage/service-for-new-developments/Documents/sewer-connections-guidelines.pdf)

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Construction scheduling of a new EPCOR sewer service connection will not begin until application and payment for the service is completed and until EPCOR Drainage Services is satisfied that the customer has complied with all the conditions outlined in both the Service Standards and the Terms and Conditions.

B. Single Family and Duplex Servicing Procedures:

The applicant must provide the size, location, and invert elevation (at property line) for the service connections required for the site with the address and legal description of the property, on a plot plan where applicable, directly to EPCOR Drainage Services.

EPCOR Drainage Services will:

- Review the availability of service to the sewer mains in abutting streets or lanes
- Review the availability of service to the water mains in abutting streets or lanes if the water service is in the same trench as the sewer service
- Review conflicts with other utilities in relation to the property line locations and elevations
- Calculate or estimate a construction charge (if required)
- Coordinate with the EPCOR Water Services for Joint Trench Construction Projects

C. Commercial, Industrial, Institutional and Multi-Family Servicing Procedures

The applicant must provide: a site mechanical and a lot grading plan in PDF format directly to EPCOR, as well as the other details listed in the EPCOR Drainage Plan Submission checklist. These plans of the on-site private drainage system must include:

- Signature and seal of a professional engineer of Alberta;
- Address and legal description of the parcel(s) of land to be serviced;
- Size, location, and invert elevation for each of the new sewer services at the property line;
- Indication of existing sewer services to be reused or to be abandoned;
- Design and calculations for Storm Water Management (SWM), if applicable.

The completed EPCOR Drainage Plan Submission Checklist must be included with the plan.

[Drainage Plan Submission Checklist:](https://www.epcor.com/products-services/drainage/service-for-new-developments/Documents/drainage-plan-submission%20checklist.pdf)

<https://www.epcor.com/products-services/drainage/service-for-new-developments/Documents/drainage-plan-submission%20checklist.pdf>

EPCOR Drainage Services will:

- Review the plans submitted
- Request revision and resubmission of the plans as required until all requirements are met
- Send an approval notification outlining specific costs and servicing conditions along with an approved site plan.

D. General Requirements for Service Connections

- It is the owner's/ developer's responsibility to make a request to EPCOR Drainage Services to install new sewer services or modify existing services, at the owner's expense
- It is the applicant's responsibility to determine the appropriate sewer service size for the proposed development
- EPCOR Drainage will construct, at the applicant's cost, the sewer service from its sewer main in the City's road right of way or from the Drainage utility right of way to the property line
- Only EPCOR Drainage crews and their authorized contractors may install EPCOR sewer service lines
- The EPCOR sewer service line will be constructed to the property line at the location agreed to during the application process

- The applicant shall be responsible for all costs of connecting the private service to EPCOR Drainage's service line. This will include all costs which may arise as a result of the actual location of the service being different from the approved location of the service
- If an applicant requests a new sewer service to a property which does not abut an existing sewer main, EPCOR Drainage Services may refuse to construct the new service or may approve the service application with conditions. Without limitation, the conditions may include:
 - The applicant shall pay all costs to extend the existing sewer main;
 - The applicant shall pay all costs of construction, repair, and maintenance of the service line, notwithstanding anything contrary in the Terms and Conditions;
 - The Service shall meet specifications determined by EPCOR Drainage Services;
- Construction charges are typically calculated based on the fee schedule for service connections of different sizes and configurations. Large diameter and non-standard service connections (deep service connections, connections to deep mains, construction within a City "no-cut" area, main/service extensions from non-abutting sewer mains, relocation of other utilities, etc.) will require a cost estimate
- Each self-contained unit of a side-by-side duplex must have a separate EPCOR sewer service connection directly off an EPCOR sewer main
- A sewer service within private property cannot be used to service another separately titled property, regardless of who owns the properties
- On the City right-of-way, services must adhere to the City of Edmonton Design and Construction Standards, including minimum clearances to other utilities
- Minimum of 2% slope for sanitary service and 1% slope for storm service from the property line to the crown of the public sewer mains with at least 2.4m in depth (cover) at the property line.
- Any party proposing construction involving ground disturbance to a depth exceeding 2.0m within 5.0m of the boundary of lands or right-of-way containing EWSI facilities is required to enter into a Facility Proximity Agreement with EWSI, prior to performing the ground disturbance. Crossing and Proximity Agreements can be requested through:

EPCOR Drainage Land Administration group

Phone: 780-412-3514 / 780-969-8781

Email: drainagelandadmin@epcor.com

- If the private service line is installed in a common trench, the maximum width of common trench is to be no greater than 1m at the property line of the lot being serviced.

- EPCOR Drainage Services will construct the service on public property prior to construction on private property. If the private service line is installed on private property prior to construction of the EPCOR sewer service:
 - The private service line must be installed within 0.75m horizontally of the alignments agreed to at the time of application
 - All sewer inverts at the property line of the lot being serviced must not vary from the approved elevation at the time of application
- Where an excavation by the applicant's contractor creates disturbed ground at or near the connection to EPCOR Drainage's service at the property line, the applicant shall make adequate provision to prevent damage to the EPCOR sewer service line due to settlement of the surrounding soil or private structure.
- Sewer services identified by EPCOR Drainage Services as being abandoned may not be used for a development. Any existing sewer service not being used for a development shall be cut and capped by the applicant at the property line and shall be considered abandoned by EPCOR Drainage and will not be utilized for future use. The applicant shall contact EPCOR Drainage for more information.

E. Payment for Service Connection

Payment of construction charges and any other specific agreement or off-site charges is required prior to scheduling and installation of the service(s) to the property line. Written construction quotes are valid for 30 days unless otherwise stated.

The service connection charges must be paid in advance of construction scheduling by cheque only and payable to:

EPCOR Drainage Services
2000, 10423 – 101 St
Edmonton, AB T5H 0E8

3. Sewer Service to an Unserviced Building on a Serviced Lot

A customer may, at the customer's expense, provide sewer service to a new or previously unserviced building (e.g. garage, workshop) on a serviced lot in one of two ways: a new service connection or the extension of the existing private service line.

A. New Service Connection

The customer may apply for a new service connection to an existing EPCOR sewer main as described in Section 2 New Service Connections.

B. Extension of Existing Service

The customer may extend an existing private service line to provide service to a new building. Private service lines must comply with the Alberta Safety Codes Act and the National Plumbing Code of Canada.

4. Private Service Repairs

The customer is responsible to maintain and repair the private service line on the private side of the property line.

5. Sewer Mainline Extensions / Modifications

Extension or modification to EWSI's existing drainage infrastructure can be completed through EPCOR's Design and Construction section or through a Servicing Agreement with the City of Edmonton. At no time is any contractor allowed to cut, connect, or change EPCOR Drainage infrastructure without signed EPCOR approved drawings.

6. Water and Sewer Guidelines – Additional Information

A. Single Family & Semi-Detached (Duplex Developments)

It is the owner's/developer's responsibility to obtain the proposed or existing sewer service invert elevations at the property line prior to commencing building construction to ensure that the bottom of the building foundations are above the available street sewer. This will allow the private sewer line to drain into EPCOR's sewer service by gravity.

Contact the Infill Water and Sewer Servicing section of EPCOR Drainage at 780-496-5444 or wass.drainage@epcor.com to verify the existing water, sanitary, storm, and foundation servicing for your development.

If new water and/or sewer services are required for your development, you must provide EPCOR Drainage Services with a plot plan at the time of application. In addition to the location of existing utilities within City property, the plot plan must also include (but is not limited to) the following:

- The location of all proposed water and/or sewer services required for your development, along with the distance to the nearest property line of the lot being serviced

- The required invert elevation at property line, supplied by a surveyor in geodetic datum, for all proposed sewer services
- The plot plan must demonstrate acceptable lateral separation between all proposed water and/or sewer services and the other existing utilities which may be affected, including power poles, street lights and pedestals
- The location of all City owned trees adjacent to your development

Note: if any of the above information has not been received, service payment cannot be accepted and construction scheduling will not proceed.

New services proposed within 5m of a city tree will require approval from the City of Edmonton Building and Parks Operations Branch. Provide documentation that approval has been granted

For more information, contact citytrees@edmonton.ca or visit:

https://www.edmonton.ca/residential_neighbourhoods/gardens_lawns_trees/trees-construction.aspx.

B. Foundation and Storm Services

As of 2006, new single family and semi-detached developments are required to provide a storm or foundation service (third pipe in addition to water and sanitary services) to the property line at the owner's/developer's expense.

The foundation service is used for collecting weeping tile (via sump pump or direct connection) discharge of sub-surface drainage around the foundation of the home.

The storm service, in addition to conveying the subsurface drainage, also collects roof water so that it does not spill on grade. This method of servicing has reduced problems associated with icing and related safety hazards through the winter months.

There are typically two methods of weeping tile servicing for newly developed residential properties in mature (in-fill) areas.

1. Install a third pipe on private property at the owner's expense and connect to an existing storm or foundation service at the property line.
2. Install a third pipe on private property at the owner's expense and connect to a new storm or foundation service that is constructed from the property line to an EPCOR main by EPCOR Drainage Construction crews also at the owner's expense.

There are also alternatives for resolution of this problem considering all of the financial, technical, and legal factors. The City proposes one solution which will eliminate potential problems with discharges from the sump pump during the winter months.

The City of Edmonton Development and Zoning Services is prepared to allow discharge of the foundation drainage into the private sanitary system during winter months only, in accordance with Section 9(2) of the City of Edmonton Drainage Bylaw No. 18093.

To obtain this permit or information on this permit, contact:

City of Edmonton Lot Grading Section, Development and Zoning Services

Phone: 780-496-5576

Email: lot.grading@edmonton.ca

<https://www.epcor.com/products-services/drainage/service-connections-new-developments/Pages/sewer-design-standards-guidelines.aspx>

C. Minimum Requirements

- Minimum of 2% slope for sanitary service and 1% slope for storm service from the property line to the crown of the public sewer mains with at least 2.4m in depth (cover) at the property line.
- Water Services must be between 2.6m and 2.75m below finished grade at the property line.
- Private on-site water and sewer systems must not cross from one separately titled property to another separately titled property regardless of who owns the properties.
- Private storm sewer systems are required by all commercial, industrial, institutional, and multi-family developments (3plex and larger).
- All developments with outdoor loading docks, wash areas, or trash compactor areas must drain to the sanitary sewer system. Developments are restricted to draining a maximum of 250m² of the outdoor area to the sanitary system.
- Each new or existing storm and/or sanitary service being utilized for any commercial, retail, or industrial development, must have a suitable sampling manhole/flow monitoring point located on private property and within 3m of the property line. Exemptions are residential only properties, premises of religious assembly, community leagues, and elementary schools.
- Services entering the proposed property from the utility right-of-way must have minimum lateral separation of 3m from any power / telephone poles, vaults, transformers, and switching cubicles located on the utility right-of-way. A clearance of 2m is required from street catch basins, gas services lines, and other utilities.
- Any private water and / or sewer system, building, or structure which encroaches or crosses through an EPCOR easement, requires the approval of EPCOR.

D. General Notes

- If the services are installed in a common trench, the maximum width of the common trench is not greater than 1m at the property line of the lot being serviced
- The owner/contractor must dig and locate any existing water and sewer services at the property line in order to verify the location and determine the suitability as to the elevation and condition of pipe
- EPCOR Drainage Services must be notified of any conflicting information found in the field. Contact wass.drainage@epcor.com or phone (780) 496-5444
- EPCOR cannot guarantee the locations, depths, or conditions of the water and sewer services within the utility right-of-way
- If the services are installed on private property prior to the EPCOR connections at the property line, the services must be installed within 0.75m horizontally of the alignments approved at the time of application
- Failure to comply with the above conditions will result in extra construction charged being assessed for any changes required or EPCOR's services will be constructed at the property line to the exact locations and elevation approved at the time of application
- It is the applicant's responsibility to notify EPCOR Drainage Services if there are any changes to the private site service alignments or elevations at property line. To determine if changes may be accommodated and/or additional charges apply, contact EPCOR Drainage Services prior to the start of construction for the EPCOR portion of the services
- Any unused sewer service(s) must be cut and capped at the property line by the owner/developer in order to prevent infiltration and soil from entering the public sewer system. The public portion of these services will be considered abandoned and not suitable for future use
- Lots zoned for duplex or multi-family residential land use, where construction of side by side units are anticipated, one sanitary sewer service shall be provided for each unit directly off EPCOR sewer mains
- Any existing lead (Pb) water service pipe to the property line does not meet current standards and cannot be re-used for new developments. Any existing lead water service must be abandoned back to the main by EPCOR Water. Contact our office at (780) 496-5444 for more information regarding the abandonment process