

City of Alexandria, Virginia

MEMORANDUM

DATE: JUNE 18, 2004

TO: HOMEOWNERS, CONTRACTORS, DEVELOPERS AND
DESIGN PROFESSIONALS

FROM: RICHARD BAIER, P.E., DIRECTOR, TRANS. & ENV. SERVICES 

SUBJECT: DOWNSPOUTS, FOUNDATION DRAINS AND SUMP PUMPS

When submitting a request for a permit for downspout, foundation drain or sump pump drainage, the drawing must clearly show where the drainage will discharge. If the drainage will discharge to the storm sewer, this must be shown on the drawing. If the drainage will discharge through the curb, where such drainage is permitted, this must be shown on the drawing. If the drainage will discharge to daylight on the property, it must be shown where it will daylight. If this is not clearly shown on the drawing, we will be unable to accept your request for review. As required by city code section 8-1-22, the drainage must discharge to the storm sewer where storm sewer is available. Per code section 8-1-22(b)(1), For a one- and two-family dwelling, a public storm sewer shall be deemed available when such sewer is within 100 feet of the premises on which the dwelling is located, measured along a street, and a connection may be made lawfully thereto. (2) For any other buildings, a public storm sewer shall be deemed available when such sewer is within 500 feet on which the building is located, measured along a street, and a connection may be made lawfully thereto.

Downspouts, and drainage caused occasionally, such as by rain, may be allowed to discharge through the curb if storm sewer is not available.

Sump pumps and foundation drains, and any type of continuous drainage, must drain to the storm sewer, or may be daylighted onto the property, or connected to a dry well if feasible. Drainage may be allowed to daylight onto the property only as long as it will not cause a nuisance for adjacent property owners or the public right-of-way. If, at a later time, the discharge is determined to be a public nuisance, it must be disconnected or another solution found. If the water is discharged to a dry well on the property, a geotechnical engineer should be consulted.

If none of the above methods is available, the sump pump or foundation drain **MAY** be permitted to discharge through the curb into the gutter. This will be considered only after receipt of a letter from a licensed professional engineer stating that such a discharge will not result in standing water or otherwise constitute a public nuisance. This letter must be presented to Transportation & Environmental Services, 301 King Street, room 4130, and approved by our office. If at a later time it is determined that the discharge poses a public nuisance, it must be disconnected or another solution found.

If you have any questions concerning these requirements, please call Lucky Stokes at 703-838-4324.