

ALTERNATIVE FOR BELOW GROUND SEWER

Recent developments in the Portuguese Bend Landslide Complex have generated interest in the use and installation of above ground holding tanks for sewage waste in instances where sewer connections cannot be maintained. This informational handout outlines the steps necessary to disconnect from sewer lines and replace the connection with an above ground holding tank. Please note that this alternative is only considered a temporary option during the duration of the landslide emergency. This handout also identifies the City of Rancho Palos Verdes permitting requirements for the consideration of an above ground holding tank.

PROCESS FROM SEWER CONNECTION TO SEWAGE HOLDING TANK

Switching to a private sewage holding tank will involve plumbing work and pumps to be installed to move the sewage from the below-ground pipes to the above ground tank. For that reason, it is important for you to reach out to a licensed plumbing company that specializes in holding tanks and private waste.

This alternative is not as simple as disconnecting an existing sewer line and reconnecting to a holding tank. This alternative requires professional installation, as it can be dangerous if the person doing the work does not have the technical experience and required licensing. If installation is not done correctly, then unsanitary gases can leak into the home and may cause illnesses or worse.

Continued on the next page.

For questions and additional assistance, please contact the City's Building & Safety Division at (310) 544-5280 or BuildingSafety@rpvca.gov. Appointments are strongly encouraged. Due to the temporary urgent nature of this work, the typical planning review process is being bypassed at this time.



The system should include backflow prevention to protect against contamination of potable water supplies. There should be adequate ventilation to manage the gases. Additionally, there should be a monitoring device to alert the property owner when the tank needs to be pumped, in addition to the instructions from the licensed professional regarding the frequency of the pumping. Please consult with a licensed professional who specializes in holding tanks and private waste system installations to consider factors such as, but not limited to:

- Adequate sizing and placement of proposed tank.
- Availability for pumping, as the tank must be pumped regularly by a licensed waste hauler to prevent overflow. The frequency of pumping depends on the tank size and usage.
- Project timing and installation costs.

Permits and inspections are required to switch from sewer connection to an above ground sewage holding tank. Permit fees are currently being waived for homes impacted by the landslide area, which may impair the use or continuation with below ground sewer connections. Permit submittal requirements include, but are not limited to:

- A sketch of the project site plan detailing location of property lines, existing structures, and proposed improvements.
- Specification Sheet for the model of the holding tank that is proposed to be used and connection requirements along with any separate pump spec if not already built into the tank.
- Submittal of completed **Building Permit Application (PDF)** to the Building & Safety Division. Scan the QR Code to view.



Inspections require the holding tank to match the location provided in the sketch. The inspector will coordinate with the installer/contractor to verify that a pump is connected and functional. Additionally, the inspector will ensure that the proper materials are being used for anchorage of the tank, as well as for the piping requirements as required by the California Plumbing Code, 2022 Edition. Since a majority of the piping will likely be above ground, the pipe should be approved for exposed outdoor use and/or otherwise protected.

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Building & Safety Permit Application

SINGLE-FAMILY/DUPLEX

MULTI-FAMILY

COMMERCIAL

RANCHO PALOS VERDES

Staff will assign **PERMIT NO.**

For Simple Online Permit Reviews go to www.rpvca.gov/

THE APPLICANT MAY BE:

1. A Licensed Contractor
2. An Owner-Builder (all property owners who apply are "Owner-Builders")
3. An Agent acting for the contractor or owner-builder. With letter of authorization.

NOTE TO OWNER-BUILDERS

In compliance with state law, the City of RPV will provide you with a notice and the [Owner's Acknowledgment and Verification of Information Form](#) that explains the legal implications of construction on your property. You will need to sign and submit this acknowledgement prior to permit issuance.

NOTE TO CONTRACTORS

Complete this permit application before getting counter service. To verify license information, visit: Contractor's State License Board website: <https://www.cslb.ca.gov/>

City of Rancho Palos Verdes Business License Info:

www.rpvca.gov/288/Business-License-Information
Phone: (310) 544-5301
Email: businesslicense@rpvca.gov

Community Development Department

30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
Phone: (310) 544-5280
Email: buildingsafety@rpvca.gov

PROJECT IDENTIFICATION All applicants must fill out this section

PROJECT ADDRESS:		Rancho Palos Verdes, CA Zip: 90275	
APPLICANT Name:			
Address:		City-State-Zip:	
Email:		Phone:	
*LEGAL OWNER (if different from Applicant) Name:			
Email:		Phone:	
Licensed Contractor or Acting Agent if any		State License #:	
Company Name:			
Address:		City-State-Zip:	
Email:		Phone:	

PERMIT TYPE Check all that apply to the project: ☐ BUILDING ☐ MEP ☐ POOL ☐ RE-ROOF ☐ SOLAR

BRIEFLY DESCRIBE SCOPE OF WORK:

VALUATION \$

TOTAL REMODEL SQFT: (Kitchen, Bathroom, Bedroom etc.)	NEW # CHANGE-OUT #
DECK SQFT:	COVERED PATIO SQFT:
ATTACHED	DETACHED
NEW	REMODEL/REPLASTER
Please provide what material will be used in the scope of work description.	
RETAINING WALL SQFT:	NEW BUILDING/ADU SQFT:

Licensed Contractor's Declaration

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and in effect.

Contractor **Acting Agent** **Home Owner** **Date:** _____

Please be aware that despite the issuance of a building permit by the city, the applicant's property may result in additional regulations or denial to perform the work if your property is apart of an HOA community. A letter of authorization signed by the HOA president is highly suggested before pulling any permits.

Printed Name: _____ **Signature :** X _____

Plumbing

Qty	Item	Fee
	Single Trap Fixture	
	Water Heater	
	Solar Water Heating	
	Water Service Piping	
	Water Treatment	
	Whole System Re-pipe Residential	
	Swimming Pool	
	Relocate Gas Meter	
	Gas Outlets up to 5	
	Each Gas outlets over 5	
	Miscellaneous Repairs	

Qty	Item	Fee
	Lawn Sprinklers	
	Vacuum Breaker or Back Flow preventer	
	Interceptors & Clarifiers	
	Storm Water Drain Inside	
	Building Sewer	
	Private Sewage System	
	Private Sewage Abandonment or Repair	
	Fire Sprinkler Head to 5 units	
	Additional Sprinkler Heads	
	Other	

Mechanical

Qty	Item	Fee
	Heating Appliance / FAU	
	Comfort Cooling Unit / A-C	
	Combo Heating & Cooling Unit	
	Refrigeration Unit up to 25 HP	
	Refrigeration Unit over 25 HP	
	Pool Heater	
	Boiler	
	Ventilation Unit	

Qty	Item	Fee
	Single Flue or Vent for Appliance	
	Residential Exhaust Fan or Duct	
	Commercial Exhaust or Duct	
	Duct System per 1000 SF of Area	
	Cooling unit with ducts	
	Fire Damper 1 – 10	
	Over 10 Dampers	
	Other Appliances or Equipment	

Electrical

Qty	Item	Fee
	Receptacles, Switches or Outlets First 20	
	Each additional switch, outlet or receptacle	
	Panel Upgrade 600V to 200 AMP	
	600V to Over 200 AMP to 1000 AMP	
	Conversion from Overhead to Underground Service	
	Temp Power Pole	
	Systems per SF for one or two family dwellings	
	Systems per SF for Multi Family	
	Misc. Apparatus Conduits, Conductors & Circuits	
	Other	

Qty	Item	Fee
	Residential Appliances	
	Non Residential Appliance	
	Power Apparatus Rated in HP, KW,KVA, or KVAR up to 1 ea	
	Over 1 up to 10	
	Over 10, up to 50	
	Over 50 up to 100	
	Over 100	
	Bus ways, ea 100 FT to Fraction	
	Signs & Marquees	
	Circuits to Manufactured Spa	
	Swimming Pool	