
	<b>BUILDING DEVELOPMENT POLICIES AND PROCEDURES RESIDENTIAL INSPECTIONS PLUMBING</b>	<b>Effective Date:</b> <b>October 10, 2003</b>
		<b>Supersedes Policy Dated:</b> <b>N/A</b>
	<b>4.5.1 Areaway Drains</b>	<b>Issued by:</b> <b>Eric M. Mays, P.E.</b>  <b>Building Official</b>

Building Development inspectors have seen areaway drains installed to sump crocks and foundation drain tile systems with traps installed at the drain inlet. This has resulted in the traps freezing in the winter which has prevented the proper drainage of water in the areaway.

Traps will not be allowed in areaway drains unless the trap is located below the frost line of 24 inches. Additionally, the installation of the areaway drain shall be in place at the time of the Plumbing Groundwork Inspection.

For the Plumbing Groundwork Inspection, the expectation is that the drainpipe will be secured in place and properly bedded. If the drainpipe is going to be connected to the foundation drain tile system, the connection will be inspected during the Plumbing Groundwork Inspection. If the drainpipe is going to the sump crock, the sump crock is not required to be installed at the time of the plumbing groundwork inspection. However, the areaway drainpipe connection to the sump crock will be inspected during the Final Inspection.