

CITY OF NORTH OLMSTED CODIFIED ORDINANCE REFERENCE SHEET

Sections Regarding Residential Storm and Sanitary Systems

Chapter 911 - Sewers Generally

911.07 Building Sewers and Connections

- (j) No person shall make connection of roof downspouts, exterior foundation drains, runaway drains or other sources of surface runoff or groundwater to a building drain which in turn is connected directly or indirectly to a public sanitary sewer.

911.12 Use of Public Sewers

- (a) No person shall discharge or cause to be discharged any stormwater, surface water, ground water, roof runoff, subsurface drainage, uncontaminated cooling water or unpolluted industrial process waters to any sanitary sewer.
- (b) Stormwater, surface drainage, subsurface drainage, groundwater, roof runoff, cooling water and all other unpolluted drainage shall be discharged to such sewers as are specifically designated as storm sewers or to a natural outlet approved by the City Engineer. No persons shall use any such sewers without first having obtained the consent and permits from the City Engineer.
- (b)(2) Roof runoff is required to be directed by a downspout or roof drain away from a building by means of underground storm sewer piping. Such storm sewer piping shall be constructed in accordance with standards set by the City Engineer and shall discharge to a storm sewer. In the event that a storm sewer is not readily available, as determined by the City Engineer, to serve storm sewer piping for roof runoff, then such roof runoff may be discharged by underground storm sewer piping to a ditch or stream or to a leaching bed designed and constructed in accordance with standards set by the City Engineer. Splash blocks may only be used when authorized under the provisions of Section 911.19, or for small roof areas such as sheds or garages accessory to existing single family residences when approved by the City Engineer, and no water is allowed to drain onto adjacent property, accumulate in depressions or otherwise become a public hazard or nuisance.

911.19 Disconnection of Downspouts or Yard Drains to Sanitary Sewers

- (a) The City Engineer and/or the Building Commissioner is hereby authorized to grant permission to the owner of property having roof downspouts connected to the sanitary sewer system to disconnect such downspouts, and permit splashdown of roof water directly upon the ground, or to require that such downspouts, yard drains or similar drains be connected to a storm sewer or to a natural outlet approved by the City Engineer.
- (b) Splashdown of any roof water directly upon the ground shall not be permitted if not approved by the City Engineer.
- (c) In the event that inspection indicates that certain downspouts, yard drains or similar drains have not been correctly disconnected from the sanitary sewer, and after the expiration of the time limit in the notice for disconnection, the names of the owners then in violation of Section 911.12 and/or Section 911.19 shall be forwarded to the City Prosecutor for appropriate action.
- (d) In the event the owner of such premises fails to comply with the requirements of the notice from the City Engineer or Building Commissioner, the City or its authorized agent may enter upon such premises and cause the violations to be corrected.

Chapter 919 - Roadside Ditches

919.03 Obstructions and Refuse

No person shall throw, place or put any obstructions, material of any kind or refuse into any culvert, drain, ditch or watercourse in the City.

Chapter 931 - Grading and Surface Water Drainage

931.06 Drainage Protection to Adjoining Lots

When it is found necessary to grade a lot higher or lower finished grade than the natural grade of adjoining property on the sides and to the rear of such lot, it shall be incumbent upon the owner of the lot to get permission from the City Engineer to change to a higher or lower finished grade. It shall be further incumbent upon the owner of the lot to provide suitable retaining walls or other approved protection on his property to protect the adjacent property from the draining of surface waters and further to protect the adjacent property from caving of earth and to assist in the maintaining of the existing natural grade of such adjacent property.

931.07 Drainage of Hard-Surfaced Areas

Whenever the surface of a lot or plat is excavated, filled, graded or hard-surfaced with impervious material, positive drainage shall be provided so that a nuisance will not be created. Catch basins properly connected to storm sewers or other approved provisions, such as underdrains, shall be made where water may pocket to preclude the accumulation of surface water. Surface water shall not be drained onto adjacent properties not in the same ownership without written permission from the owner of the adjacent property, and existing natural ground drainage of the ground area surrounding the lot or plat excavated, filled or graded, shall not be impeded.

931.08 Water Accumulation

No condition shall be created nor any existing condition maintained whereby there will be upon any lot or plot excavations, depressions, pits, holes, gullies or similar depressions which may accumulate and retain surface water and which may become a public hazard or nuisance.

931.09 Topographic Map Required

- (b) Construction shall conform to the approved topographic map for the lot. No significant deviation from the approved topographic plan shall be permitted without the submittal of a revised topographic plan to the City Engineer for his review and approval prior to construction of the deviation or revision.

931.12 Maintaining Grade Lines Established by City

- (a) When the City Engineer, under any section of this chapter, has set, finally determined and/or established the natural and/or finished grade lines of any parcel of real estate, lot or land within the City, thus providing for the drainage of surface water therefrom, the owner, occupant or any other person in charge of such premises shall continue to maintain and adhere to said grade lines of the premises and shall further keep all drains, ditches, swales or other surface water conductors open and free and clear of any and all obstructions.

(b) Any builder, contractor, landscaper or owner doing any grading, regrading, landscaping, sodding or performing any other work affecting drainage of any parcel of land in the City shall, prior to doing any such work, and in addition to obtaining any other permit required by this chapter, obtain from the City Engineer a landscaping permit to perform such work. Such person or persons shall furnish a landscaping plan of the parcel of land upon which the work is to be performed. The plan shall show all data necessary to determine the extent and character of the work to be done and its effect upon drainage. Said plan shall also include landscaping of all areas on the site in which the soil is not already covered with approved ground cover, buildings or paved areas. Approved ground cover shall mean grass seeding, sodding or other landscape plants in which the soil is stabilized against erosion into the City's drainage system or onto another property. In addition, if no approved grading plan for said parcel is on file with the Engineering Division, then such person or persons shall also furnish a grade plan for the parcel of land, prepared and certified by a registered surveyor. The landscaping permit shall be applied for and obtained prior to the issuance of any conditional or permanent occupancy permit for the house, building, addition, or other structure, or part of structure, upon said property for which an occupancy permit is required. All work shown upon the landscaping plan for which a landscaping permit has been issued must be completed within six months from the date of issuance of the landscaping permit, unless an extension of time is granted to the permit holder by the City Engineer based upon demonstrable hardship.

Chapter 1135 - One and Two Family Residence Districts

1135.02 Accessory Uses

(c)(6) No part of any storage building or accessory structure shall be located within a recorded utility easement or drainage swale, or in such a manner that hinders the free flow of stormwater or hinders the maintenance of stormwater control structures as determined by the City Engineer.

Chapter 1337 - Ditch Drain Pipes

1337.01 Drain Pipes Required

No permit shall be issued to construct a building on any property in the City until the property owner has installed a corrugated drain pipe in the road ditch for the purpose of crossing from the street into the property and so as to permit a free flow of water along the ditch. Such pipe shall be installed under the supervision of the Director of Public Service.

For more information, please visit North-Olmsted.com or call (440) 777-8000

