Plans Review Comments From Stanford University Environmental Quality Program Utilities Division

Plan Name:	Building ID #:
Project Name:	Project Manager:
Project Number:	Reviewer:
Plan date:	Review date:

Stanford University discharges its wastewater to the City of Palo Alto wastewater treatment plant, therefore the Palo Alto Sewer Ordinance requirements apply. Although not all plans go to the City of Palo Alto for plan check **the following items**<u>are</u> required. Due to General Use Permit Requirements, all the projects must provide information about estimated water consumption and water conservation; see section below. *If you have questions*, *please contact the Environmental Quality*<u>Program at 725-7864, 723-9747, or 736-1946.</u>

Updated 1/17/2013

REQUIREMENTS	WEB LINKS	ADDITIONAL INFORMATION
I. DEMOLITION AND CONSTRUCTION	SCC Ordinance Div. B11 1/2	
All construction sites shall be maintained in accordance with Santa Clara County Construction Site Best Management practices	SCC Ordinance Div. B12 SCC Ordinance Div. B13	
Ordinance Sec. B11 1/2-14] ³	SCC Ordinance Div. B14	
Sites over 1 acre must apply for a storm water Notice of Intent through the State Water Resources Control Board and	Stormwater BMPs Stanford University General Use Plan	
prepare a Storm Water Pollution Prevention Plan before site disturbance. [General Use Permit Condition of Approval (N6 + N7), 2000 GUP], [SCC Ordinance Sec. B11 1/2-13] ³	SCC Ordinance Div. B11 1/2 SCC Ordinance Div. B12	
	SCC Ordinance Div. B12 SCC Ordinance Div. B13	
II. EXTERNAL BUILDING REQUIREMENTS Where chemicals, hazardous materials, grease, oil, or waste products are handled or used within the loading dock area, a	SCC Ordinance Div. B11 1/2 - 27	
drain to the storm drain system shall not be allowed. A drain to the sanitary sewer system may be allowed if equipped with a fail-safe valve or equivalent device that is kept closed during the non-rainy season and during periods of loading dock	P.A. Sewer Use Ordinance, 16.09.175 (k)(2)(i)	
operation. The area in which the drain is located shall be covered or protected from rainwater run-on by berms and/or		
grading. Appropriate wastewater treatment approved by the Superintendent shall be provided for all rainwater contacting the loading dock site.		
[SCC Ordinance Sec. B11 1/2-27] ³ , [P.A. Ordinance, 16.09.175 (k)(2)(i)] ⁴ Secondary containment shall be provided for any rooftop equipment, tanks or pipes containing other than potable water,	SCC Ordinance Div. B13	
cooling water, heating system hot water, steam, water condensate or equivalent substances, which the Superintendent determines will otherwise cause a probable discharge to the storm drain system.	P.A. Sewer Use Ordinance 16.09.165 (g)	
[SCC Ordinance Sec. B11 1/2-27] ³ , [P.A. Ordinance, 16.09.165(g)] ⁴		
Stormdrain markings "No Dumping - Flows to Bay" are required to be installed on all new stormdrains. Each	P.A. Sewer Use Ordinance 16.09.165 (h) MRP C.7.a.i	
project will need to file a work order with the Road Maintenance Shop, Ed Gutierrez (edg@bonair.stanford.edu). The labels are ordered and purchased by the Utilities Department, and are available for project installations.		
For secondary containment areas: there should be protection of both storm drain and sanitary sewer if there is		
potential for chemicals to leak within this area. Where chemicals, hazardous materials, grease, oil, or waste products are handled/used/stored within the containment area, a drain to the storm drain system shall not be	SCC Ordinance Div. B11 1/2 - 27	
allowed. If proper fail-safe valves are present, and proper treatment are provided, sanitary sewer connection may		
be allowed. The area in which the drain is located shall be covered or protected from rainwater run-on by berms and/or grading. Appropriate wastewater treatment approved by the Superintendent shall be provided for all		
rainwater contacting the containment site.		
[SCC Ordinance Sec. B11 1/2-27], [P.A. Ordinance, 16.09.175 (d)(2) & (g)] III. INTERNAL BUILDING REQUIREMENTS		
Interior floor drains shall not be connected to the storm drain system. [SCC Ordinance Sec. B11 1/2-27] ³ , [P.A. Ordinance, 16.09.165 (d)] ⁴	SCC Ordinance Div. B11 1/2 - 27 P.A. Sewer Use Ordinance 16.09.165 (g)	
Boiler drain lines shall be connected to the sanitary sewer system and may not be connected or allowed to drain to the	SCC Ordinance Div B11 1/2 - 27	
storm drain system. [SCC Ordinance Sec. B11 1/2-27] ³ , [P.A. Ordinance, 16.09.175(f)] ⁴	P.A. Sewer Use Ordinance 16.09.175 (f)	
Elevator sumps or any sumps that may collect hydraulic fluid cannot be connected to stormdrains or sanitary sewer. Please		
identify how hydraulic fluid will be contained in sump. Condensate lines shall not be connected or allowed to drain to the storm drain system.	SCC Ordinance Div. B11 1/2 - 27	
[SCC Ordinance Sec. B11 1/2-27] ³ , [P.A. Ordinance, 16.09.180 (5)] ⁴ All pipes entering the building containing water for human consumption must be lead free. (Health & Saf. Code, § 116875,	P.A. Sewer Use Ordinance 16.09.175 (f)	
subd.(b)). Lead Free is defined in Health & Saf. Code, § 116875, subd.(e) and summarized below. After January 1, 2012, the maximum allowable lead content in "lead-free" pipes, pipe or plumbing fittings, fixtures, solder, or flux intended to convey	HSC 116875	
or dispense water for human consumption through drinking or cooking is as follows: 0.2 percent in solder and flux; and 0.25	DTSC - Lead Fact Sheet	
percent lead in wetted surfaces of pipes, pipe fittings, plumbing fittings and fixtures, as determined by a weighted average.	DTSC - Lead Testing & Evaluation Fact Sheet	
Copper, copper alloys, lead and lead alloys, including brass, shall not be used in sewer lines, connectors, or seals coming in contact with sewage except for domestic waste sink traps and short lengths of associated connecting pipes where alternate		
materials are not practical. [P.A. Ordinance, 16.09.180 (6)] ⁴	P.A. Sewer Use Ordinance 16.09.180 (6)	
Please avoid using copper for condensate waste discharge lines (from compressors or other equipment) that discharges to		Tested discharge effluent exceeds
sewer, because the condensate can dissolve the copper line and the liquid waste can result in high in dissolved copper.		copper sewer limits
Since February 2004, the domestic water Stanford purchases from San Francisco PUC has been chloraminated (ammonia and chlorine used for disinfection). All building projects that include water treatment need to ensure the water treatment		
systems will treat chloraminated water. All rubberized components within the building must be chloramine compatible and/or resistant.	Ibttp://lbro.ctoptord.odu/com/dripking.wotor#obloromination	
If installed, parking garage floor drains on interior levels shall be connected to an oil/water separator prior to discharging to		
the sanitary sewer system. The oil/water separator shall be cleaned at a frequency of at least once every twelve months or more frequently if recommended by the manufacturer or the Superintendent. Oil/water separators shall have a minimum	P.A. Sewer Use Ordinance 16.09.180 (9)	
capacity of 100 gallons. [P.A. Ordinance, 16.09.180 (9)] ⁴		
Non-emergency once-through cooling water from systems using potable water as a coolant shall not be discharged to the sanitary sewer system; provided that the Superintendent may approve an exception in the following instances: (1) For once-		
through cooling water used for bench top reflux or distillation or other similarly sized activity; or (2) For short term use only,	P.A. Sewer Use Ordinance 16.09.055 (b)	
upon the determination that the use is for a research activity for which another source of cooling is not easily available. [P.A. Ordinance,16.09.055 (b)] ⁴	1 17 11 CONTOL COS CHAINCANCE TO COSC. COS (S)	
Fire flow testing must be directed into sanitary sewer system.	P.A. Sewer Use Ordinance 16.09.180	
IV. LABORATORIES	r.A. Sewer Ose Ordinance 10.03.100	
Aspirators connected to laboratory sink faucets are prohibited. Aspirators designed and used for transferring acids and bases from stationary, permanent laboratory sinks to treatment facilities shall be allowed.		
[P.A. Ordinance, 16.09.175 (h)] ⁴	P.A. Sewer Use Ordinance 16.09.175 (h)	
Laboratory countertops and laboratory sinks shall be separated by a berm which prevents hazardous materials spilled on the countertop from draining to the sink. [P.A. Ordinance, 16.09.175 (i)] ⁴ Lips shall be designed directly around sink, not	P.A. Sewer Use Ordinance 16.09.175 (i)	
around sink counter. Please provide detail showing lip height, trap type and material.		
No person shall store hazardous materials above a sink that is connected to the sanitary		
sewer system in a commercial or industrial facility.	P.A. Sewer Use Ordinance 16.09.195	
[P.A. Ordinance, 16.09.195] ⁴ Sewer traps below laboratory sinks shall be made of glass or other approved transparent materials to allow inspection and		
to determine frequency of cleaning. Alternatively, a removable plug for cleaning the trap may be provided, in which case a cleaning frequency shall be established by the Superintendent. In establishing the cleaning frequency, the Superintendent		
shall consider the recommendations of the facility. The Superintendent will grant an exception to this requirement for areas where mercury will not be used; provided, that in the event such an exception is granted and mercury is subsequently used	P.A. Sewer Use Ordinance 16.09.175 (j)	
in the area, the sink trap shall be retrofitted to meet this requirement prior to use of the mercury. [P.A. Ordinance, 16.09.175 (j)] ⁴		
[Cramanos, 10.001.70 (J/)		
Posting of signs visible from each drainage area (sink, cup sink, floor drain) not connected to appropriate treatment		
indicating "NOTICE do not dispose of chemicals in this drain" or equivalent.	P.A. Sewer Use Ordinance 16.09.185	Do Not Dump Chemicals
ID A COLLINS 40 00 405 () 403 ⁴		
[P.A. Ordinance $16.09.185 (c)(3)$] ⁴ Contact the Utilities Environmental Quality group at (725-7864 or 723-9747) for sample signs.		

Contraction of the contract of	When the drain is installed with a temporary plug which remains closed except when the shower is in use, or when the drain is protected from spills by either a covered sump or berm system. If a sump is used, the capacity shall be at least as large	P.A. Sewer Use Ordinance 16.09.175 (a)(3)	
Seen among the competitioner, and control control and control price of pric	as the largest chemical container in the laboratory. [P.A. Ordinance, 16.09.175 (a)(3)] ⁴	\\\	CWESTY REA
inter of the chains. If the shour amply of deep to these and was, but the than and it was each related to the chain of the control of the chain of the control of the chain of the control of the chain	system shall provide and maintain one or more sampling locations or metering devices or volume and flow measuring methodologies or other sampling and measuring points approved by the superintendent which will allow the separate measuring and sampling of industrial and domestic wastes. Unless otherwise approved by the superintendent, domestic and industrial waste shall be kept completely separated upstream of such sampling locations and/or measuring points. Establishments that are billed for sewer service on the basis of sewage effluent constituents shall provide a suitable means for sampling and/or measurement of flow to determine billing constituents in accordance with the utilities rules and requirements. Sampling locations shall be so located that they are safe and accessible to the superintendent at any reasonable time during which discharge is occurring. [P.A. Ordinance, 16.09.105] ⁴ Please provide lab sampling port detail, including access, depth to waste line, diameter of sampling port (should be =>2"). In addition to lab wastewater, all photo labs, autoclaves, and dishwashing shall be connected to the lab waste lines. Please provide isometric diagram, if available, showing all lab waste connections, room numbers, sampling locations, for all building	P.A. Sewer Use Ordinance 16.09.105 Typical Lab Waste Sampling Port	SAMPLE PORT VATER TEGHT VATER TEGHT OF MIN. DIANETER OPEN OPEN OPEN OPEN S" CAP STE. MIN. DIAMETER FLOV FLOV
Section Control Contro	sinks or floor drains. If floor drains are part of design for these areas, then the drain shall have a 0.25 inch berm to prevent inadvertent discharges of chemicals to the lab waste lines and sanitary sewer. Stanford Project Managers need to review new photo-processing equipment to ensure discharges are compliant (no spent fixer discharged, sewer limit for silver is 0.25mg/l). All site-specific designs have to be reviewed and approved by Stanford's Environmental Compliance Group prior to submittal for building permits from Santa Clara County. Please provide detail illustrating location of chemical storage, sinks, photoprocessing equipment, and location of all lab waste drain connections.	Photoprocessing Requirements	
The Charter and Burnard to remark the standard of an area, charter from the Charter and Burnard and Charter and Burnard and Charter and Ch	Food service establishments shall have a sink or other area connected to a grease control device for cleaning floor mats, containers, exhaust hood filters and equipment. The sink or cleaning area shall be large enough to clean the largest mat or piece of equipment.	P.A. Sewer Use Ordinance 16.09.075(2,B)	
Such Times the Self-libert All conservant coarseger locates with all be ideally and the Self-libert of the Self-libert Contents of the Self-li	Drain Screens. Screens shall be installed in all sinks, drains, floor drains, floor sinks, dishwashers, etc.	P.A. Sewer Use Ordinance 16.09.075(2,A)	
A secret lise Orderson 16,000751.0] A secret li	Drain Fixture Identification. All non-restroom drainage fixtures shall be labeled with their discharge location. Fixtures draining to grease control device or equivalent. Fixtures draining to the sanitary sewer that do not drain through a grease control device GCD shall be labeled "drains to sanitary sewer" or equivalent.		
is in plane, bittle (activity price and core pility), and to estable content of the content of t	All drainage fixtures where fats, oil, and grease may be discharged shall drain to a grease control device. Such fixtures include, but are not limited to: (i) pre-rinse (scullery) sinks; (ii) three compartment sinks (pot sinks); drainage fixtures in dishwashing room except for dishwashers; (iv) trough drains (small drains prior to dishwasher), small drains on busing counters adjacent to pre-rinse sinks or silverware soaking sinks; (v) floor drains in dish washing area and kitchens; (vi) prep sinks; (vii) mop (janitor) sinks; drains in outside areas designated for equipment washing. These drains must be covered; (ix) drains in trash/recycling enclosures; (x) wok stoves, rotisserie ovens/broilers or other fats, oil and grease generating cooking equipment with drip lines; (xi) kettles and tilt/braising pans and associated floor/sink drains.		
Example of marketeness. P.A. Ordinance, 16.08.0751, D)	inlet piping, baffle (divider) piping and outlet piping, and to ensure accessibility for inspection, cleaning and removal of all contents. [P.A Ordinance, 16.09.075(1, C)] ⁴		
Code [P.A. Odinareo, 16.06.075(1, E)*] Charter is retailed between a boot service establishment and grease control device (SCD), and GCD and the sanitary search and a control device (SCD), and GCD and the sanitary search and sear	cleaning and maintenance. [P.A. Ordinance, 16.09.075(1, D)] ⁴	P.A. Sewer Use Ordinance 16.09.075(1,D)	
pastern server main shall include installation of two very (souther) clean out to allow access porces for sever tire maintainance and inspection. P.A. Ordinance. 16.06 20%1, F.B. P.A. Ordinance. 16.09 20%10 in achieved by the discharge lines from buffet counter and stickness. (5) head washing since. (6) here were a several covered served from buffet counter and stickness. (6) here were served from the stickness of the served ser	Code.	P.A. Sewer Use Ordinance 16.09.075(1,E)	
of fats, to land grease to a grease control device. Such shall include, but not limited to, the following: (1) destinations: (2) examinations: (3) for machine oil prince; (7) social machine oil prince; (8) deschape ines in tax riese. P.A. Ordinance, 16.09 67(8)(9) Buildings that house food service essezialimments shall include a convered area for all receptables, dumpates, brins, parrels, control of the control of the fats (1), the control of the fats) very seed, seeggreated space for tellow receptables) shall be included in the converted size of the control of the fats) (1) the prince of the converted size of the control of the fats) (1) the prince of the converted size of the seed of the converted size of the control of the fats) (1) the prince of the converted size of the seed of the converted size of	Laterals installed between a food service establishment and grease control device (GCD), and GCD and the sanitary sewer system sewer main shall include installation of two way (double) clean outs to allow access points for sewer line maintenance and inspection. [P.A. Ordinance, 16.09.075(1, F)] ⁴	P.A. Sewer Use Ordinance 16.09.075(1,F)	
carts or containers used for the collection of treat recycling, food scraps and waste cooking fats, oil and grease of tailow. The areas shall be designed to prevent water runns to the areas and under from the areas. Drains that are installed within waste storage areas are optional. Any drain installed shall be connected to a grease control device. It tailow receptable(s) are to be storage or the control of the facility being immediated shall be connected to any order facilities to the outside of the outside outside outside outside of the outside of the outside	of fats, oil and grease to a grease control device. Such shall include, but not limited to, the following: (1) dishwashers; (2) steamers; (3) pasta cookers; (4) hot discharge lines from buffet counters and kitchens; (5) hand washing sinks; (6) ice machine drip lines; (7) soda machine drip lines; (8) discharge lines in bar areas. [P.A. Ordinance, 16.09.075(e)] ⁴		
device (GCD) sufficient to maintain compliance (P.A. Ordinance, 16.09.075(m)**. See section 16.09.075 (1) for GCD string criteria as outlined in the 2007 CA Plumbing Code. No food service astabilishment shall install, have installed, or use a food waste disposer (grinder). P.A. Sewer Use Ordinance 16.09.075(1,d) VI. WATER CONSERVATION A. WATER CONSERVATION FOR LANDSCAPING DESIGN. (General Use Permit Condition of Approval P4, 2000 GUP) Santa Clara County Landscape Ordinance applies to a) new single-family or two-family diveilings, including projects classified as "rebuild" b) Earthwork that is subject to a grading permit c) Projects that are subject to a use permit or architecture and site approval. For exceptions and requirements see the Indiscape in a continuous co	carts or containers used for the collection of trash recycling, food scraps and waste cooking fats, oil and grease or tallow. The areas shall be designed to prevent water run-on to the area and runoff from the area. Drains that are installed within waste storage areas are optional. Any drain installed shall be connected to a grease control device. If tallow receptacle(s) are to be stored outside then an adequately sized, segregated space for tallow receptacle(s) shall be included in the covered waste storage area. These requirements shall apply to remodeled or converted facilities to the extent that the portion of the facility being remodeled or converted is related to the subject of the requirement.	P.A. Sewer Use Ordinance 16.09.075(q.2)	
P.A. Sewer Use Ordinance, 16.09.075(1,d) * VI. WATER CONSERVATION	device (GCD) sufficient to maintain compliance [P.A. Ordinance, 16.09.075(m)] ⁴ . See section 16.09.075 (1)] for GCD sizing criteria as outlined in the 2007 CA Plumbing Code.		
Santa Clara County Landscape Ordinance applies to a) new single-family or two-lamily dwellings, including projects classified as "rebuild" b) Earthwork that is subject to a grading permit of Projects that are subject to a use permit or architecture and site approval. For exceptions and requirements see the landscape ordinance. Provide estimated maximum daily and total annual water use for call landscaping. Turf borders (< 10 ft) not permitted. Eliminate sloping turf that is only ornamental. Provide details on planned ornamental fountain/water feature. Minimize water consumption in design. Estimate annual water use for routine operation, Identify minimum maintenance requirements and frequency. If fountains are to be installed: Please see: "Ornamental Water Features" in the FDG. Can irrigation be stopped after 3-4 years once plants are established? ET controllers shall be installed on all new /renovated landscaping projects. Provide brand name. Will the ET controllers be connected to the Grounds network? All landscaping irrigation shall be ided into the lake system, or available recycled water, unless these systems are not available in area. All landscaping shall be metered separately from building or other infrastructure. B. WATER CONSERVATION FOR BUILDING DESIGN Use Performance Goals for Water Efficient equipment in new or renovated Stanford University Campus Buildings. Web site location: SCVWD rebates may be available: Resources such as domestic water shall be accomplished using the campus chilled water system with a heat exchanger or a stand-alone, electric drive process chiller with pump. For details, please refer to Facility Design Standard Section 15000-G. Provisions should be made to accommodate research and equipment pressure needs, such as installation of pressure reducing valves. All house vacuum systems shall use "dry vacuum pumps not "liquid ring" pumps.	[P.A Ordinance, 16.09.075(1, d)] ⁴	P.A. Sewer Use Ordinance 16.09.075(1,d)	
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Water mizers are required on all equipment requiring quenching with cold water to reduce the temperature of wastewater.	Water mizers are required on all equipment requiring quenching with cold water to reduce the temperature of wastewater.		
All new sterilizers are required to include vacuum pumps, rather than using domestic water to create the vacuum. Please provide a water use information table for water-consuming equipment and bathroom fixtures, and include maximum daily and total annual water use for building.	Please provide a water use information table for water-consuming equipment and bathroom fixtures, and include maximum		
1. Environmental Quality Program, Utilities Services, Stanford University ph: 725-7864, 723-9747, or 736-1946 2. Contact the Utilities Division before design document preparation or finalization. 3. Santa Clara County Ordinance - http://library.municode.com/HTML/13790/book.html 4. Palo Alto Sewer Use Ordinance: http://www.amlegal.com/nxt/gateway.dll/California/paloalto_ca/paloaltomunicipalcode?f=templates\$fn=default.htm\$3.0\$vid=amlegal:paloalto_ca 5. Municipal Regional Sormwater NPDES Permit; order R2-2009-0074; NPDES Permit No. CAS612008			
6. Santa Clara County Landscape Ordinance - http://www.sccgov.org/sites/planning/Permits%20-%20Development/Landscape%20Ordinance/Documents/B33_Landscape.pdf 7. Typical Lab Waste Sampling Port: http://lbre.stanford.edu/sem/sites/all/lbre-shared/files/docs_public/sampling_port06%27%5B1%5D.pdf 8. Photoprocessing Requirements: http://lbre.stanford.edu/sem/sites/all/lbre-shared/files/docs_public/sem_photoprocessing_requirements.pdf			
9. Ornamental Water Features: http://maps.stanford.edu/sites/all/lbre-shared/files/maps/fdg/fdg_documents_pdf/div15_Mechanical/15431_Ornamental_Water_Features.pdf 10. Water Efficient Performance Goals: http://lbre.stanford.edu/sem/sites/all/lbre-shared/files/docs_public/we_performance_goals_10.20.10.pdf 11. Heat Exchangers: http://maps.stanford.edu/sites/all/lbre-shared/files/maps/fdg/fdg_documents_pdf/div15_Mechanical/15710_Heat_Exchangers_for_HVAC.pdf	9. Ornamental Water Features: http://maps.stanford.edu/sites/all/lbre-shared/files/maps/fdg/fdg_documents_pdf/div15_Mechanical/15431_10. Water Efficient Performance Goals: http://lbre.stanford.edu/sem/sites/all/lbre-shared/files/docs_public/we_performance_goals_10.20.10	Ornamental_Water_Features.pdf 0.pdf	