

**BUILDING DIVISION DIRECTIVE
P-005**

**Storm Water Filters
Installed Within Buildings**

**Reference: CPC Chapter 3, Section 301
Date: Dec. 30, 2014**

The following requirements are to be incorporated into the design and installation of storm water media filters and similar devices when installed on the interior of buildings to meet the level of safety and integrity sought to be obtained by the California Building Code (CBC), California Plumbing Code (CPC), and the City of San Jose Building Department.

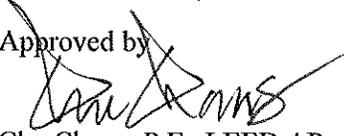
A. Scope of Application

New construction where compliance with the City's Stormwater Permit, Wastewater Permit, Municipal Code or C3 Statewide Regulations require pre-treatment of storm water prior to discharging to the public storm water drainage systems, and where the installation of any said storm water treatment devices outside of the building is not practicable, as determined by the authorities having jurisdiction.

B. Requirements

1. Filtration devices installed in the storm drainage piping system shall be sized to accommodate the rainfall rate of 2 inches per hour from all connected drains, or as otherwise required or allowed.
2. Piping systems into and out of the devices shall be sized as required per CPC Table 1101.7 for horizontal piping at the rainfall rate of 2 in/hr at the applicable slope.
3. Storm water filtration devices shall have bolted and gasketed manhole lids without any openings and shall otherwise be designed as a closed system, unless approved otherwise.
4. Devices with filters shall be designed with internal by-pass features that will accommodate 100 % of the rainfall rate or calculated flow-rate from all connected drains.
5. Devices and/or piping configurations shall be designed to completely drain any standing water within the connected piping systems, wherever possible.
6. The installation of any storm water device shall not compromise the structural integrity of the building and shall be shown on the structural foundation plans and Plumbing plans.
7. The location of any device shall be accessible for maintenance and servicing.
8. The devices shall not create a nuisance or hazardous condition or environment.
9. Storm water treatment device vaults shall be determined by the authority having jurisdiction to be acceptably water tight prior to backfilling.
10. Building Operation and Maintenance requirement documentation shall include provisions for regularly scheduled vector control, sump evacuation, and filter servicing.
11. The installation of any device shall be pre-approved by the Building, Public Works, Planning, and/or Environmental Services Department review process, as applicable.
12. All other sections of the CBC, CPC, specifications and standard engineering practice, as applicable.

Approved by


Chu Chang, P.E., LEED AP
Chief Building Official
City of San Jose