



TOPIC: Shared Drywells - OPSC/3/#2

CODE: Oregon Plumbing Specialty Code: 2014 Edition

APPROVED: June 1, 2017 [Rebecca Esau], Interim Director

REFERENCE: Section 308 – Oregon Plumbing Specialty Code

SUBJECT: Shared Drywells Serving More than One Lot

QUESTION: When a drywell is an approved method of stormwater management, can one or more lots share a drywell?

RESPONSE: The Oregon Plumbing Specialty Code (OPSC) 308.0, states that no drainage system be located on any lot other than the lot that is the site of the building, structure, or premises served by such facilities. The Bureau of Development Services (BDS) has determined that drywells can be located on different lot than the lot serving the building, structure, or premises without a plumbing code appeal if the following conditions are met.

- A.** The drywell must be allowed as a method of stormwater management as approved by the Bureau of Environmental Services (BES); and
- B.** The drywell is shared with the drywell serving the building(s), structure(s), or premises located on a different lot or lots; and
- C.** In situations where the City of Portland Stormwater Management Manual applies, an operations and maintenance agreement is required and must be recorded with the appropriate county recorder. The agreement must include a description of the operation and maintenance, log sheets of proposed operation and maintenance, and infiltration testing results. The operations and maintenance agreement must be reviewed and approved by BES prior to recording.
- D.** An easement and maintenance agreement for the shared use of the drywell is required and must be recorded with the appropriate county recorder. The

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easement and maintenance agreement must be reviewed and approved by BDS prior to recording.

Alternative proposals not meeting the standards of this code guide may be approved on a case-by-case basis through the BDS administrative appeals process.

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