



# INFORMATIONAL BULLETIN

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Chief Building Official

## **LOT DRAINAGE GUIDELINES**

**Purpose:** The following information is provided for the general maintenance of residential properties.

### **Lot Surface Drainage**

Per City of Irvine Municipal Code Title 5, Division 10, Section 102 (5-10-102) lot surface drainage shall conform to provisions of the City Grading Manual. Section 9.4 of the City Grading Manual requires that all surface water shall be conducted or directed to the nearest practical drainage course approved by the City Plan Check Engineer. It further states that where surface waters are to be conducted or directed onto adjacent property in an unnatural manner, written permission from the owner of said property accepting the surface water and approved by the City Engineer is required.

Lots shall have a sheet flow drainage gradient of 2% away from the residence for a minimum distance of 5 feet, except where limited by side yard setbacks. In such instances, drainage disposal must be by an approved method in compliance with the Grading Manual (area drains, swales, etc.)

Exterior wall construction shall be maintained in accordance with the requirements of the California Residential Code (CRC). Per CRC R317.1 wood framing in exterior walls shall maintain earth separation of 8 inches, unless naturally durable or pressure treated wood is provided. Per CRC 703.7.2.1 exterior covering of plaster or stucco shall be provided with a weep screed located at or below the foundation plate line and such that it is placed less than four inches above the earth and 2 inches above paved areas.

### **Maintenance Guidelines**

1. Roof and yard runoff should be directed away from structures and conducted to the street by appropriate devices such as graded swales, rain gutters and downspouts and drainage pipes. Care should be taken to assure that the approved lot grading is not altered without professional consultation.
2. All drains, including rain gutters and downspouts, should be kept clean and unclogged.

3. After all storms:

- a. Check to see that all drains, gutters, downspouts, swales and ditches are clean.
- b. Check all slopes, terraces and berms to see that vegetation is in place. Correct and seed only bare or eroded areas.

4. Surface water should be directed away from the tops of all slopes.

The above guidelines should be observed throughout the year.