

CITY OF KIRKLAND

123 FIFTH AVENUE • KIRKLAND, WASHINGTON 98033-6189 • (425) 587-3800

DEPARTMENT OF PUBLIC WORKS PRE-APPROVED PLANS POLICY

Policy S-1: REQUIREMENTS FOR CONSTRUCTION NEAR LAKEFRONT SEWER LINE

A public sewer main that is accessed by means of a public sewer easement traverses certain lakefront properties within the City of Kirkland. Since this line crosses private property, and needs to be maintained by the City, the following requirements must be met for new construction in these areas.

1. There must be no encroachment into the easement at the ground surface by a structure.
2. Under certain circumstances, a cantilevered building design may be allowed into the easement. Up to 4 feet may be allowed for the 2nd and 3rd floors of a structure, providing 10 feet of vertical clearance is maintained between the finished grade and the underside of the cantilevered portion of the building.
3. Re-routing of the sewer main will be considered on a case by case basis, at the discretion of the Public Works Department; minimum pipe slopes must be maintained.
4. The City may request addition easement width if the current easement is determined to be inadequate, or does not meet the requirements of Easement Width Requirements, Policy G-1.
5. Building or wall footings that abut the easement may be required to extend to a depth equal to, or greater than, the depth of the sewer main.
6. At the discretion of the City, shoring/piling construction may be necessary to protect the sewer main during construction of the residential foundation.
7. The owner must sign a Hold-Harmless Agreement when installing landscaping plants or appurtenances within the easement.