GENERAL SEWER PACKET
FOR COMMERCIAL DEVELOPMENT
Spokane County Public Works – Wastewater System Division

This packet outlines the process and requirements for commercial development within the Spokane County Sewer Service Area.

Commercial projects can involve private sanitary sewer connections, tenant improvements and building expansions. If public sewer is not currently available, a public sewer extension may be necessary.

Prior to sewer construction the Developer needs to possess the following items:

1. Accepted plan
2. Completed water usage estimate
3. Connection Charge Agreement
4. Pretreatment Concurrency Documentation
   a. SpokaneCounty.org/FOG
   b. SpokaneCounty.org/IPP
5. Permits
   a. Apply for sewer permits here: Spokane County Public Portal

Sewer Plan Review & Acceptance for Sewer Connections

1. Submit sewer construction plans on 24” X 36” plan sheets in pdf format via the Spokane County Public Portal. These plans will determine the project’s permitting requirements. Tenant Improvements and building expansions may not require a sewer connection plan.

   a. Private sanitary sewer connection: A single sheet plan submittal may suffice with cleanout rims, pipe invert elevations, lengths, slopes, and building finished floor elevations clearly labeled. Additional details and applicable Spokane County standard plans are required. Installation of all 4” and 6” gravity sanitary sewer pipe and all building connections must be permitted and inspected by an Wastewater System Division Sewer Inspector.

   b. Public sanitary sewer extensions: See additional requirements listed under #7.

2. A Commercial Water Usage Estimate Form shall be included with the first plan submittal. The water usage estimate will be used to determine the sewer connection charges and the monthly sewer service fees. Not having this form completed early, prior to the permitting phase, can cause delays when building permits are ready for issuance.

3. Plan acceptance is required before permitting. A Sewer Permit Application and Connection Charge Agreement must be completed. Work directly with your plan reviewer for permitting. No installation of 4” or 6” sewer or connections of any buildings to the sewer may occur prior to obtaining the required sewer connection permits from Spokane County.
Before connecting to the sewer, a Sewer Connection Charge Agreement and Sewer Permit Application must be completed by the Wastewater System Division and signed by the Owner and/or Contractor. The sewer connection charges, as outlined in Spokane County Code Article 8.03.1247, are calculated based on a dollar amount per Equivalent Residential Unit (ERU). An ERU is 800 cubic feet of non-irrigation water usage per month.

For budgeting purposes, the current Line Charge is $3,740.00 per Equivalent Residential Unit (ERU). The current General Facilities Charge (GFC) has been set at $4,830 per ERU. Therefore, total connection charges are currently $8,570 per ERU. These rates are subject to change, as determined by the Board of County Commissioners.

The County establishes the sewer connection charges for a property based upon the rates in effect at the time of sewer connection permit issuance. Sewer connection permits are valid for one year from the date of issuance. If the permit expires prior to the completion of the connection, a new permit is required and sewer connection charges are then based upon the rates in effect at the time that the new permit is issued. Sewer connection charges may be paid in full at the time of sewer connection permit issuance, or as otherwise allowed under the Sanitary Sewer Ordinance.

Link to Additional Information: [http://www.spokanecounty.org/SewerPlanningDesign](http://www.spokanecounty.org/SewerPlanningDesign)

- Spokane County Standards for Road and Sewer Construction
  - Construction Certification Procedures *(Technical Reference C)*
  - Side Sewer Installation Handbook *(Technical Reference E)*
  - Sanitary Sewer Standards Manual *(Chapter 11)*

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