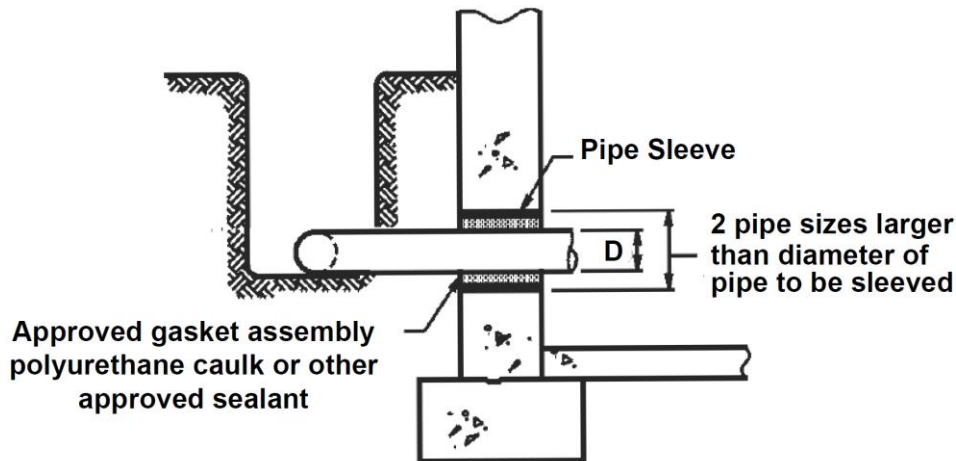


STANDARD DESIGN BULLETIN #2019-1

PIPES THROUGH FOUNDATION WALLS

This standard design bulletin is written to supplement and clarify the requirements for pipe penetrations in foundation walls found in the International Residential Code and the International Plumbing Code.

- A. Pipes passing through foundation walls shall be provided with a pipe sleeve or other approved gasket assembly. If a pipe sleeve is used it shall be two (2) pipe sizes greater than the pipe passing through the foundation wall. **For a typical sewer installation, a 4" sewer lateral would require a 6" pipe sleeve, not an 8" sleeve.**
- B. The pipe sleeve or gasket assembly shall allow for any differential movement between the pipe and the foundation wall.
- C. If pipe sleeves are used, properly sized gaskets, polyurethane caulk or other approved elastomeric sealants are to be used to seal the annular space between the sleeve and the pipe penetrating the foundation wall. Grout, concrete or other solid materials are not approved for use to seal pipe penetrations through foundation walls.
- D. Pipe sleeves passing through the foundation wall footing or under the foundation wall footing are subject to review and approval by the Building Code Official. Footing penetrations may require the review and approval of a design professional.
- E. Sewer laterals outside of foundation walls connecting to the public sewer system operated by the Lancaster Area Sewer Authority (LASA) are subject to field inspection and approval by a LASA inspector. Refer to LASA's Rules and Regulations for sewer lateral requirements.
- F. The building drain, which extends 30" beyond the outside of the foundation, is to be supported on virgin material or when over-excavated, is to be supported on AASHTO No. 8 (1B) stone. Backfilling of pipes shall be free of rocks, broken concrete, and frozen earth and shall comply with the applicable sections of the IRC and IPC.



Issued By:

Andrew S. Bowman, Director of Code Compliance

Effective Date:

September 12, 2019