Crawlspace Sump Pump Discharge

Dewatering a crawlspace can be problematic. Discharge across a property line is not allowed. Discharge that flows onto a road or street can cause glaciation resulting in a safety hazard and heavy damage to State or Municipal snow removal equipment. Discharge into the AWWU sanitary sewer system is also not allowed.

The following are approved locations and methods for discharging crawlspace sump pumps:

1. Discharge to a storm drain system where available. Connection to a storm drain system and work in the right-of-way (ROW) requires a permit. If the state of Alaska controls the ROW, contact the State Department of Transportation and Public Facilities to obtain a permit. If the MOA controls the ROW, see the Development Services Department, Right of Way Section to obtain a permit.
2. Discharge onto property having adequate size and natural ground cover to allow seepage into the soil such that there is no surface flow across a property line. The point of sump pump discharge should be 3 feet minimum from the building.
3. When first approved by the MOA Right-of-Way Section or the State Department of Transportation and Public Facilities, discharge may be directed towards a suitable outfall. Note that a permit is required. Reference AMC 24.80.075 – Sump pumps and water. The formation of glaciation on streets or traveled roadways will result in revocation of any approval.

For engineered foundations requiring drainage, the plans should address the following:

1. Show footing drain sloped to a sump location or storm drain connection.
2. Show sump discharge location (see items 1-3 above).
3. Provide a detail for sump enclosure, including diameter, depth, and material used as drainage filter.
4. Indicate a GFCI electrical circuit for pump.
5. Clarify access for maintenance and/or replacement of the sump.

Any deviation from these practices requires written approval from the MOA Development Services Department or the State Department of Transportation and Public Facilities or the Anchorage Water Wastewater Utility.

Robert DoeHL, Building Official
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