

## **DRAINAGE ACROSS LOT/PROPERTY LINE**

As specified in Sec. 101.2 of the Los Angeles Building Code (LABC), the purpose of the LABC is to safeguard life, limb, health, property, and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location, and maintenance of all buildings and structures erected or to be erected within the city and by regulating certain grading operations within the city.

Sections 7013.9 and 7013.10 of the LABC require roof drainage from new construction and site drainage from graded pads to be conducted to the street, natural watercourse or to an approved drainage facility. Drainage facilities commonly consist of sump pumps (Information Bulletin P/BC 2017-103), storm water infiltration (Information Bulletin P/BC 2017-118) or dispersal walls (LABC, Chapter 70, Figure F). Where the water is not conducted to the street or infiltrated, cross-lot drainage is commonly a factor of consideration.

The LABC does not contain any regulations for cross-lot drainage. To ensure uniformity in the Department's review of drainage related to site development projects, the following guidelines are established. These guidelines are consistent with decisions rendered in court cases involving cross-lot drainage.

The owner of an upstream lot is allowed to discharge surface water from his/her land as the water naturally flows. However, he/she shall not interfere with surface water and cause it to be discharged onto neighboring lands in greater quantity or in a different manner than that which would occur under natural conditions. Likewise, the owner of a downstream lot shall not alter grades or construct structures in a manner that would prevent the flow of water across a property line from continuing as it would have before the grading or construction occurred. Where the construction of walls or ground surface elevation changes would result in the blocking, ponding or diversion of water, a drainage system shall be constructed to capture and convey the water to an approved location.

The use of dispersal walls to convert concentrated drainage back to sheet-flow or the use of a sump pump, as a result of new construction or site alteration, requires a departmental administrative approval. The pattern of drainage across property lines shall remain essentially unchanged.

A drainage easement from adjoining downstream property owners is required whenever drainage crossing a property line has been altered and involves the use of pipes, channels, culverts, v-drains, etc., to conduct water to an approved location.

When a drainage easement is required, a Covenant and Agreement Regarding Drainage Easement shall be recorded.

Whenever a project involves cross-lot drainage, a licensed survey map shall be provided to show the drainage pattern of the subject and relevant adjoining lots and the presence of any property line walls.