

# TUSTIN...



Proud of its Heritage, Preparing for its Future...

June 1999

## USER GUIDE FOR THE INSTALLATION OF WALKWAYS, SLABS & IRRIGATION SYSTEMS

### PURPOSE

This user guide provides the City of Tustin requirements and recommendations for homeowner or contractor installed residential patio slabs, walkways, and irrigation systems. Additional requirements may be found in the Uniform Building, Plumbing, and Mechanical codes, National Electric Code, and Tustin Ordinance #1214. **This guide is not intended to be used for required subdivision or common area improvements. While some construction described in this handout does not require a City permit, you are advised to always contact the Tustin Community Development Department and your Homeowners Association prior to starting any construction or modification of landscaping, irrigation or drainage.**

### DEFINITIONS

Permit – An official document issued by the Building Official authorizing performance of a specified activity.

Irrigation System – A system of piping and valves used to supply water to lawns or other landscaping.

Slab – A surfaced area typically used for outdoor grade level recreation or relaxation.

Walk – A surfaced pedestrian way.

### GENERAL REGULATIONS

Concrete Slabs and Walks – Concrete flatwork (patio slabs, walkways, and other grade level improvements) shall have a minimum thickness of 6 inches. The concrete mix is required to be a six sack mix of type 5 cement with a minimum compressive strength of 2500 psi at 28 days. All native material subgrades for concrete improvements shall be compacted to 90% of maximum density at optimum moisture.

Lot Drainage – A most important factor in maintaining the structural integrity of your home is positive drainage of water away from the building. If your home is located on an engineered site, much time and expense may have been expended in the design and construction of your lot. Civil

and soil engineers may have designed proper drainage and certified proper compaction of the soil at your lot. Your home will typically have a drainage swale system or yard drains for the removal of excess rain or irrigation water. These drainage improvements are critical to the structural integrity of your home. Any improvements that you make to your property must take this drainage into consideration. Planters, fences, walls, patios, etc. may result in disruption of proper drainage. Drainage must also be considered on lots that are not a part of an engineered site. When contracting for improvements to your lot it is important that you demand guaranteed drainage in writing from your contractor. Inadequate lot drainage may result in flooding or structural damage. All water on your site must drain to the street and storm drain system. You may not drain or direct water onto adjacent properties.

Irrigation Systems – A plumbing permit is required for the installation of irrigation systems. Irrigation systems are required to be equipped with listed backflow preventers installed on the discharge side of the last shutoff valves. Atmospheric vacuum breakers must be located at least 6 inches above all sprinkler heads. Where elevations preclude the use of atmospheric vacuum breakers, other listed backflow preventers shall be installed. Pressure backflow protectors and reduced pressure backflow protectors must be located at least 12 inches above finished grade. These backflow preventers are needed to protect your potable water supply from contamination by fertilizers, pesticides, and other contaminants. Homeowners may wish to refer to the City Standards for Landscape and Irrigation, available at the Community Development Department, for additional information.

### SUBMITTAL REQUIREMENTS

Concrete flatwork does not generally require a building permit when it is not part of a new subdivision and it is located less than 30 inches above grade, is not over a basement, and not in violation of other provisions of the Building Code. If your scope of work involves the removal or alteration of existing improvements, a permit may be required from the City. Homeowners are encouraged to contact the Community Development Department to discuss the particulars of your project for

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the determination of permit requirements. The installation of an irrigation systems **does** require a plumbing permit. Plumbing permit applications may be obtained at the Community Development Department counter and the permit may be issued over the counter. Homeowners are advised to contact their homeowners association for information as to any HOA regulations.

**INFORMATION REQUIRED FOR OBTAINING A PLUMBING OR BUILDING PERMIT**

1. A completed permit application form.
2. Street address and County assessors parcel number of property involved.
3. HOA approval (if applicable).
4. A description of the work proposed.
5. Two copies of a plot plan showing lot dimensions, easements, existing buildings or structures, and the location of any proposed new construction.

For additional information or staff assistance, we invite you to contact:

**City of Tustin**  
Community Development Department  
300 Centennial Way  
Tustin, California 92780  
(714) 573-3131 or 573-3132

In compliance with Federal regulations, the City of Tustin does not discriminate on the basis of race, color, national origin, age or disability.

Staff are available to answer your questions during office hours between 7:30 a.m. and 5:30 p.m. Monday through Thursday and 8:00 a.m. to 5:00 p.m. on alternate Fridays. (City Hall is closed every other Friday)

**OTHER USER GUIDES AVAILABLE**

Signs  
Pools and Spas  
Residential Room Additions  
Temporary Use Permits  
Gazebos and Patio Covers  
Reroofing  
Furnaces  
Water Heaters  
Wood & Metal Fences  
Masonry Fences & Walls  
Patio Slabs & Walkways  
Built-in Outdoor Barbecues  
Suspended Ceilings  
Drywall Installation  
Commercial Tenant Improvements

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