



## PLANNING AND BUILDING DEPARTMENT

250 FRANK H. OGAWA PLAZA, SECOND FLOOR, OAKLAND CA. 94612

### VEHICULAR RESIDENTIAL FACILITIES (VRF) REQUIRED UTILITY CONNECTIONS

#### **BUILDING SERVICES DIRECTIVE VRF23-1**

**REFERENCE: City of Oakland Planning Code Section 17.10.700**

**DATE: 11/1/2023**

This directive is intended to clarify to applicants the requirements for electrical, plumbing and sewer connections to provide utility services to Vehicular Residential Facilities (VRF).

#### **Electrical**

- One 240v-30amp minimum circuit (or sized as required for the facility) shall be provided. Electrical load calculations are required.
- Extension cords shall be rated and listed for the use and electrical load demand.

#### **Plumbing**

- A dedicated hose bib with vacuum breaker and locking screw device shall be installed to provide domestic cold water to the facility using an approved food grade hose. This hose shall not be used to reverse flush (clean) the black water holding tank.

#### **Wastewater**

- One 20-foot-long maximum listed RV sewer hose and fittings shall be used to connect to the sewer.
- A sloping RV sewer hose support kit shall be installed to maintain a positive slope in the direction of flow and maintained for the entire stay of the facility.

All utility connectors shall be permanently protected from damage.

#### **Permits**

- Electrical and Plumbing permits are required for the circuit and plumbing alterations.
- Work performed in projects regulated by the California Residential Code will require a Residential Combination (RBC) permit, those under the California Building Code will need E and P permits accordingly.

#### **Inspections**

- Inspections will be performed for the parking pad ground surface and pedestrian walkways. Per 17.10.700 the parking pad will be issued an address a required to be installed per OMC 15.40.010.
- Electrical and Plumbing Inspections are required to verify compliance with the requirements above.
- Required connectors (water hose, extension cord, RV sewer hose and support kit) shall be on site at the time of inspection.
- Required annual inspections will be scheduled and performed within 365 days of permit issuance.
- Violations of utility connections, parking pad or pedestrian walkways identified during annual inspections shall be addressed by Code Enforcement.
- Vehicular Residential Facilities shall not be occupied until the permits are final by the field Inspector.
- Building Services will not inspect the Vehicular Residential Facilities.

#### **Sewer Requirements per City of Oakland Sewer Department**

- VRF's connections to the sewer lateral shall be at least eight (8) feet away from Public Right-of-Way.
- When the sewer lateral extension has over 22 degrees turn, a 2-way cleanout shall be required.
- All caps on connections shall be watertight and shall be closed when not in use.
- A Sewer Later Permit and inspection is required for any extension of the private sewer lateral to accommodate the VRF connection.

*Chris Ragland*

Christopher Ragland, City of Oakland Building Official