

City of Del Mar

Fats, Oils, and Grease (FOG) Procedures

The Food Service Establishments (FSEs), including new applications for Tenant Improvement (TI) building permits, are subject to the requirements outlined in the City of Del Mar's FOG Ordinance.

All new applicants applying for a building permit shall comply with the following FOG procedures:

1. Applicant shall submit a \$1,000 FOG plan check deposit, two (2) copies of TI plans, specifications, details, grease interceptor calculations, and detailed information on a FOG removal system to the Del Mar Planning and Building Department.
 - a. Waste plumbing shall have two separate lines for sanitary waste and grease waste.
 - b. The grease waste plumbing line shall be directed to a dedicated underground Gravity Grease Interceptor (GGI) upstream of the City's sanitary sewer system.
2. All materials submitted will be reviewed by Mikhail Ogawa Engineering (MOE) for FOG compliance.
3. Once the applicant has satisfied the FOG compliance requirements, the Public Works Department will supply a letter to the applicant stating the proposed plumbing and FOG equipment have been approved.
4. Applicants are then directed to the Planning and Building Department to obtain a building permit. Applicants will present approved plans and Public Works approval letter as proof of FOG review and approval.

Applicants seeking a FOG Wastewater Discharge Variance or Conditional Waiver from the FOG Ordinance grease interceptor requirement can follow the directions listed on the following pages.

Review and approval of FOG equipment is only one process in the required steps for FOG ordinance compliance. The FSEs must also implement a list of FOG Best Management Practices (BMPs) as outlined in the ordinance to further minimize the impacts of FOG. Annual check-up inspections will be conducted by the City to ensure continued compliance with all ordinance requirements.

For any questions regarding Del Mar FOG procedures and requirements contact:

Jeff Warner
Mikhail Ogawa Engineering
jeff@mogawaeng.com
(619) 929-5302

FOG WASTEWATER DISCHARGE VARIANCE PROCEDURAL CHECKLIST

1. FOG Wastewater Discharge Variance requests shall be submitted by the applicant in writing. The request will explain why an underground Gravity Grease Interceptor (GGI) cannot be installed using reasonable methods and why all FOG producing sinks and floor drains can not be reasonably connected to a GGI. The variance request is to be submitted to the City by mail at the following address or by email at publicworks@delmar.ca.us

City of Del Mar
Public Works Department
2240 Jimmy Durante Blvd.
Del Mar, CA 92014

2. Applicant must provide 2 sets of documentation (plans, record drawings, etc.) demonstrating that it is impossible, impractical, or unreasonable to install, operate, or maintain a Gravity Grease Interceptor (GGI). Variance factors to be considered include:
 - a. Applicant to provide documentation demonstrating the lack of availability of adequate space for installation of a gravity grease interceptor
 - b. Applicant to provide documentation demonstrating that it can provide equal to or better FOG control by means of installing an alternative source of pretreatment equipment and implementation of best management practices (BMPs).
 - c. Applicant to provide documentation including all information (plans, drawings, manufacturer's product sheets and sizing calculations) for any proposed alternative pretreatment technology, including the proposed location, to the City of Del Mar for review and approval.
3. Applicants are then directed to the Planning and Building department to obtain a building permit. Applicants shall submit a \$850 FOG Variance deposit for three video inspections, two (2) copies of TI plans, specifications, and details to the Planning and Building Department.
4. Physical monitoring and inspection will be required prior to issuance of a FOG Wastewater Discharge Variance to demonstrate no visible accumulation due to FOG in the FSE's lateral and downstream sewer lines.

Variance Inspection Process:

- 1 Inspections will be coordinated with the applicant's plumbing service contractor and arranged in advance with Jeff Warner of MOE. When inspections are scheduled, the applicant's plumbing service contractor shall have video (CCTV) equipment in place for inspection.
- 2 After completion of the final CCTV inspection, the City of Del Mar Public Works Department will issue a FOG Wastewater Discharge Variance to the applicant.
- 3 A refund of any remaining deposit funds will be returned.

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**FOG WASTEWATER DISCHARGE CONDITIONAL
WAIVER PROCEDURAL CHECKLIST**

1. All FOG Wastewater Discharge Conditional Waiver requests shall be submitted by the applicant in writing. The request will explain why the applicant's facility is a de-minimis producer of FOG discharge into the Del Mar sewer system. The waiver request is to be submitted to the City by mail at the following address or by email at publicworks@delmar.ca.us.

City of Del Mar
Public Works Department
2240 Jimmy Durante Blvd.
Del Mar, CA 92014

3. Applicant to provide documentation demonstrating that the facility meets one of the following conditions:
 - The FSE has insignificant quantity and quality of FOG discharge as measured or as indicated by the size of the facility based on seating capacity, number of meals served, menu, water usage, amount of on-site consumption of prepared food, or conditions that may reasonably be shown to contribute to FOG discharges.
 - The adequate and consistent implementation of effective Best Management Practices (BMPs) has rendered the FSE's discharge to have no impact on the sewer.
 - Acceptable compliance history with all permit conditions and Ordinance requirements.
 - The absence of FOG deposition in the lateral and downstream sewer lines based on visual observations.

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Chapter 22.08: Sewer and Sewage Disposal- Sewer connections and Laterals

22.08.050 General Limitations, Prohibitions, and Requirements on Fats, Oils, and Grease ("FOG") Discharges [Ord. 831]

E. Variance and Conditional Waiver of Gravity Grease Interceptor Requirement.

1. Variance from Gravity Grease

Interceptor Requirements. A variance from the gravity grease interceptor requirements to allow alternative pretreatment technology that is, at least, equally effective in controlling the FOG discharge in lieu of a gravity grease interceptor may be granted.

Additionally, a variance from the gravity grease interceptor requirement may be granted to Food Service Establishments demonstrating that it is impossible or impracticable to install, operate or maintain a gravity grease interceptor, and/or where the implementation of Best Management Practices is as effective as a gravity grease interceptor in controlling FOG discharges into the sewer system. The FOG Control Program Administrator's determination to grant a variance shall be based upon an evaluation of the following factors:

- a. The availability of adequate space for installation and/or maintenance of a gravity grease interceptor.
- b. The availability of an adequate slope for gravity flow between kitchen plumbing fixtures and the gravity grease interceptor and/or between the gravity grease interceptor

and the private or public sewer collection lines.

- c. Whether the Food Service Establishment can establish that the alternative pretreatment technology and/or implementation of Best Management Practices is equivalent to or better than a gravity grease interceptor in controlling its FOG discharge. In addition, the Food Service Establishment must be able to demonstrate, after installation of the proposed alternative pretreatment, its effectiveness to control FOG discharges through downstream visual monitoring of the sewer system by the City or by a City approved contractor, for at least three months, at the Food Service Establishment's own

expense. A variance may be granted if the monitoring demonstrates no visible accumulation of FOG from discharges in the Food Service Establishment's lateral and in downstream sewer lines.

d. Other factors reasonably related to physical constraints in the construction and operation of a gravity grease interceptor or to the minimization of FOG discharges to the sewer system.

2. Conditional Waiver from Installation of Gravity Grease Interceptor. A conditional waiver from installation of a gravity grease interceptor may be granted for Food Service Establishments that have been determined to have a de-minimis FOG discharge to and insignificant impact on the sewer system. The FOG Control Program Administrator's determination to grant a conditional waiver shall be based upon, but not limited to, evaluation of the following conditions:

a. Quantity and quality of FOG discharge as measured or as indicated by the size of Food Service Establishment based on seating capacity, number of meals served, menu, water usage, amount of on-site consumption of prepared food and other conditions that may reasonably be shown to contribute to FOG

b. Adequacy of implementation of Best Management Practices and compliance history.

c. Sewer size, grade, condition based on visual inspection, FOG deposition in the sewer system by the Food Service Establishment, and history of maintenance and sewage spills in the receiving sewer system.

d. Changes in operations that significantly affect FOG discharge.

e. Any other condition determined by the FOG Control Program Administrator to be reasonably related to the generation of FOG or control of FOG discharges.

3. Application for Variance or Conditional Waiver of Requirement for Gravity Grease Interceptor. A Food Service Establishment may submit an application for variance or conditional waiver from the gravity grease interceptor requirement to

the FOG Control Program Administrator. The Food Service Establishment shall bear the burden of demonstrating, to the FOG Control Program Administrator's reasonable satisfaction, that the variance or conditional waiver is justified. Upon determination by the FOG Control Program Administrator that the Food Service Establishment has met its burden, a FOG Wastewater Discharge variance or conditional waiver may be issued. The Finance Department will note date and type of determination on sewer service records for the property address.

4. Terms and Conditions. The issuance of a variance or conditional waiver may be subject to such terms and conditions that the FOG Control Program Administrator determines are reasonably appropriate to minimize or eliminate the discharge of FOG to the sewer system. A variance or conditional waiver may be revoked at any time when any of the terms and conditions for its issuance are not satisfied or if the conditions upon which the variance or conditional waiver was based change so that the justification for the variance or conditional waiver no longer exists. Except as otherwise set forth in this Chapter, a variance or conditional waiver shall be valid so long as the Food Service Establishment remains in compliance with the terms and conditions of the variance or conditional waiver.

Revised August 2009