

*DISTRICT OF
SECHELT
PLUMBING
BYLAW
No. 176, 1993*



This Consolidation includes the following Bylaw Amendments:

- 176-1, 2002
- 176-2, 2010
- 176-3, 2011
- 176-4, 2013

This version of this bylaw is a consolidation of amendments to the original bylaw as of the date specified. This consolidation is done for the convenience of users and accurately reflects the status of the bylaw as of the specified date but must not be construed as the original bylaw and is not admissible in Court unless specifically certified by the Director of Corporate Services for the District of Sechelt. Persons interested in the definitive wording of this bylaw and its amendments should view the original bylaws at the District of Sechelt.

DISTRICT OF SECHELT

PLUMBING BYLAW NO. 176, 1993

A bylaw for the regulation of plumbing systems and building sewers
and enforcement of the British Columbia Plumbing Code

WHEREAS the British Columbia Building Code, Division B, Part 7 applies to the District of Sechelt and;

WHEREAS Section 734 of the Municipal Act provides that Council may regulate plumbing and provide for permit fees and administration and inspection charges and;

WHEREAS the Council of the District of Sechelt, finds it necessary and expedient to regulate plumbing and provide for the administration and enforcement of the B.C. Plumbing Code;

NOW THEREFORE the Council of the District of Sechelt in open meeting assembled enacts as follows:

CITATION

1. This Bylaw may be cited for all purposes, as the "Plumbing Bylaw No. 176."

APPLICATION

2. (1) The British Columbia Building Code, in whatever form brought into force from time to time by the Province of British Columbia shall apply to all plumbing systems falling within the jurisdiction of these regulations.
(2) The requirements of this Bylaw apply to all plumbing systems, including:
 - (a) All plumbing system installations, alterations or additions.
 - (b) Plumbing systems in buildings moved into the District of Sechelt.
 - (c) Plumbing systems in buildings raised or otherwise moved.
 - (d) Building Sewer connections between a building and sewage disposal system or public sewer.
 - (e) all fire sprinkler systems
 - (f) all solar hot water systems

ADMINISTRATION

3. (1) The Chief Building Inspector for the District of Sechelt shall be the Plumbing Inspector.
- (2) An Assistant Building Inspector shall also be an Assistant Plumbing Inspector and shall have all the same powers and duties as the Plumbing Inspector.
- (3) The Plumbing Inspector is charged with the responsibility of regulating and enforcing the provisions of this Bylaw.
- (4) The Plumbing Inspector shall receive applications, review plans and specifications for compliance with the terms of the British Columbia Plumbing Code and this Bylaw and issue permits for plumbing systems so complying.
- (5) Notwithstanding any provision in this or any other bylaw, neither the granting of a permit nor the receipt of a notice from the owner or agent, obligates or imposes a duty on the District of Sechelt or the Plumbing Inspector to inspect, approve or provide any other service, nor shall the District of Sechelt, its officers, employees, agents or contractors be liable for any direct or indirect loss, cost or damage, incurred by an owner or developer or their agents, which arises from a failure of the District of Sechelt or the Plumbing Inspector to inspect, approve or provide any other service, where that failure is a result of labour disturbance, Acts of God, actions of governmental authorities, war, lack of funds or personnel, or any other cause which in the opinion of the District of Sechelt or the Plumbing Inspector causes the non provision of the inspection, approval or other service.
- (6) Upon a minimum of 48 hours notice, the Plumbing Inspector shall attend, test all plumbing systems and inspect, or cause to be inspected, all plumbing systems in the course of installation, alteration or repair, subject to the provisions of this Bylaw.
- (7) The Plumbing Inspector may direct the immediate suspension of use or the correction of all or any portion of a plumbing system, by attaching a notice to that effect to the premises, upon the Plumbing Inspector's determination that the plumbing system is not being provided in accordance with the provisions of this Bylaw.
- (8) The Plumbing Inspector may condemn all or any portion of a plumbing system by posting a notice to that effect on or in the premises, and where the owner or owner's agent has not been present at the time the notice was posted, the owner or the authorized agent shall be notified in writing that the notice has been posted.

PERMITS

4. (1) Except as provided in (2) of this Part, no connection shall be made with any sewer or septic tanks and no construction, reconstruction, replacement, alteration or extension of any plumbing system or building sewer system or part thereof shall be started until a permit to do so has been obtained.
- (2) **No permit shall be required:**
- (a) for the repair of leaks in water pipes or the replacing of fixtures, provided such fixtures and the installation thereof otherwise conform to the requirements of this Bylaw.
 - (b) for the removal of stoppage in soil or waste pipes, provided clean-outs are used for this purpose, and no soil or waste pipe is broken.
 - (c) No person shall do any plumbing or install any plumbing fixtures as defined in this Bylaw, except the plumbing provided for in a permit issued to such person and as specified in the application for such permit.
- (3) **Application for Permit**
- (a) Application for a permit shall be made on a form provided by the District of Sechelt, and shall be accompanied by the required fee in accordance with the Schedule of Fees prescribed in Schedule "A" of this Bylaw.
 - (b) Application for a permit shall be made to the Plumbing Inspector.
- (4) **Denial of Permits**
- (a) Any person to whom a permit has been issued for the installation and inspection of plumbing, drainage, or other work which must be inspected, who has been notified in writing of a violation or violations, and who has not complied with the notice of violation nor notified the Plumbing Inspector of compliance within ten days from the date of issuance of said notice, shall have no further plumbing or drainage permits issued until he has shown to the satisfaction of the Plumbing Inspector that failure to comply is due to circumstances beyond his control.

(5) **Revocation of Permits**

- (a) The Plumbing Inspector may revoke any permit as follows:
- (i) If any reason is found to exist which would have been cause for denial of such permit.
 - (ii) Whenever there has been a false statement as to a material fact found in the application for that permit.
 - (iii) For a violation of any provision of this Bylaw on the part of the permit holder or his agents or employees in doing any act or work authorized by that permit.
 - (iv) If any person other than the permit holder has been allowed to use a permit for the purpose of avoiding compliance with any provisions of this Bylaw or for any other purpose.
- (b) If, after the issuance of a permit, authorized work is not commenced within six months from the date thereof, or if after commencement, the work is discontinued for a period of sixty days through any cause other than weather conditions, strikes or lockouts, or if the work is not carried on continuously and in a bona-fide manner, the permit shall be void, and the work shall not be again commenced until a new permit is issued.

(6) **Requirement for a Registered Professional**

- (a) The Plumbing Inspector shall require professional design and field review in respect of a plumbing permit for
- i. A plumbing system constructed in a building that falls within the scope of Part 3 of the Building Code;
 - ii. A plumbing system in respect of which the Plumbing Inspector determines that site conditions, size or complexity so warrant.
- (b) Prior to the issuance of a plumbing permit, where the Plumbing Inspector requires professional design and field review, the Owner shall submit Letters of Assurance as set out in the current edition of the British Columbia Building Code
- i. Schedule A confirming that he has retained the necessary coordinating Registered Professional; and
 - ii. Schedule B incorporating the assurances of the Registered Professional that the plans and supporting documents submitted with the application for a plumbing permit substantially comply with the

Plumbing Code and other applicable enactments respecting safety except for construction safety aspects, and their commitment for field review.

- (c) Prior to occupancy of a building in respect of which a Building Inspector has required professional design and field review, the owner shall submit Letters of Assurance as prescribed and in the form set out in Schedule CB of the current edition of the British Columbia Building Code incorporating the assurances of the Registered Professional that;
 - i. The professional field review has been completed for every application discipline, and;
 - ii. The construction substantially conforms with the plans and supporting documents with which the plumbing permit was issued.
- (d) When a registered professional provides letters of assurance in accordance with any provision of this bylaw, he or she shall also provide proof of professional liability insurance to the plumbing inspector in the form prescribed by the plumbing inspector.

RIGHT OF ENTRY

- 5. (1) No person shall hinder or prevent an authorized representative of the District of Sechelt, including the Plumbing Inspector, Bylaw Enforcement Officer, Municipal Engineer and Superintendent of Public Works, from entering and making reasonable inspection of any building or premises when reasonably necessary to ensure compliance with or prevent a violation of the provisions of this Bylaw or the B.C. Plumbing Code.
- (2) An authorized representative shall not enter, except when vacant, a dwelling, apartment, a guest room, or other occupation, without the consent of the occupant, unless twenty four hours notice in writing is served on the occupant.
- (3) A notice to enter an occupied area shall be issued in the name of the District of Sechelt and shall be signed.
- (4) No person shall interfere with, prevent or refuse to permit an inspection of any building or premises after service of such notice.

DUTIES OF THE OWNER

- 6. (1) The owner of a property where plumbing work is to be undertaken shall:
 - (a) Obtain the necessary permits from the District of Sechelt, prior to the commencement of the plumbing work;

- (b) in all cases where it is proposed to conduct the waste from plumbing fixtures, trade waste or surface or roof water to a public sewer, to make certain, by inquiring from the District of Sechelt, that the public sewer intended to receive any waste discharge is of sufficient depth and capacity to receive the waste discharge.
- (c) Arrange the plumbing to suit the location of the sewer connection provided for the lot by the District of Sechelt.
- (d) Provide all information required by the District of Sechelt or the Plumbing Inspector to indicate the depth and position of a proposed sewer intended to be connected to any sewer extension.
- (e) Give at least 48 hours notice to the Plumbing Inspector and obtain inspection and approval of the plumbing work; before a building drain, sanitary or storm sewer is covered, and if any part of a plumbing system is covered before it is inspected and approved it shall be uncovered if the Plumbing Inspector so directs, and when considered necessary, underground building drains, branches, storm drains, and sewers shall be retested after the completion of all back-filling and grading by heavy equipment.

PROHIBITED ACTS

- 7. (1) No person shall construct, install, remove, alter, repair, use, or maintain any plumbing system, building sewer system, fire sprinkler system, or standpipe in violation of this Bylaw.
- (2) No person shall cause, suffer or permit the disposal of sewage, human excrement, or liquid wastes, in any place or manner except through and by means of an approved plumbing system, and building sewer system conforming to this Bylaw.
- (3) No person shall use or maintain any private sewage disposal system on any lot or parcel of land which abuts on any public way or sewer easement in which a public sewer exists and is ready for use.
- (4) Plumbing systems shall be constructed except in conformity with the requirements of the Plumbing Code and this bylaw.

RESPONSIBILITY

- (1) Neither the granting of a permit, nor the approval of plans and specifications, nor

inspections made by the Plumbing Inspector shall in any way relieve the Permit Holder from full responsibility for carrying out the work in strict accordance with this Bylaw.

- (2) An owner of a property for which a permit is issued shall be responsible for the cost of the repair of any damage to Municipal works that occurs as a result of the work covered by the permit.

PLANS AND SPECIFICATIONS

9. (1) When required by the Plumbing Inspector, every application for a permit shall be accompanied by a specification or plan of the proposed work, showing the location and size of the building drain and any traps or inspection pipes thereon, and a sectional drawing showing the size of the vertical soil pipe or pipes with the size and location of branches and all necessary vent pipes and traps, and water distribution system.
- (2) After the plumbing permit has been issued, no departure shall be made from the plan or specification submitted with the application for such permit without the written permission of the Plumbing Inspector.

WORKMANSHIP

10. (1) All design, construction and workmanship shall be in conformity with accepted engineering practices and shall be of such character as to secure the results sought to be obtained by this Bylaw.
- (2) It is unlawful to conceal cracks, holes, or imperfections by welding, brazing or soldering or by using thereon any paint, wax, tar, cement or other repair agents.
- (3) All piping shall be straight and direct as possible, placed and arranged so that it may readily be inspected during installation.

MINIMUM STANDARDS

11. Except where otherwise provided in this Bylaw, every part of every plumbing or draining system shall be free from defects and at least conform to the minimum standard set forth in this Bylaw, or otherwise to a standard in the B.C. Building Code.

CERTIFICATE OF APPROVAL

12. On the satisfactory completion and final test of the plumbing system, a certificate of approval may be issued by the Plumbing Inspector to the owner or to the plumbing contractor upon request.

WATER SYSTEM

13. Where a potable water supply system is installed or altered, all newly installed parts shall, before the system is put into use, be thoroughly cleaned to ensure freedom from contamination.

INSPECTIONS

14. (1) No plumbing system or part thereof shall be covered until it has been inspected and approved. If any plumbing system or part thereof is covered before being inspected or approved, it shall be uncovered upon the direction of the Plumbing Inspector.
- (2) The permit holder shall notify the Plumbing Inspector giving the permit number when any plumbing work is completed and ready for inspection or test, such notice shall be given at least 48 hours prior to the required inspection.
- (3) Each permit shall be entitled to four inspections when the job is of a type requiring inspection before covering or concealing work. On work which may be completely inspected at one inspection, two inspections will be allowed.
- (4) The number of inspections will not be limited on progress jobs; provided, however that only one inspection will be permitted for checking a correction. For the purpose of this Section, progress jobs are those where circumstances beyond the control of the Permit Holder make it impossible for the plumbing work to be completed at any specific time.
- (5) If more inspections than are specified in (3) above of this Section are required due to fault or error on the part of the Permit Holder or his employees, an additional fee shall be paid by the Permit Holder for each additional inspection, as prescribed in Schedule "A" attached to and forming part of this Bylaw.
- (6) Where the plumbing work is not approved by the Plumbing Inspector, the Permit Holder shall make such alterations, connections or replacements as may be necessary, and the work shall be subject to further inspection or test.

TESTING

15. (1) All roughed-in work or piping shall be tested with water, smoke or air, as designated by the Plumbing Inspector, and after the plumbing fixtures have been set, the entire system shall be submitted to a final test if required by the Plumbing Inspector.
- (2) Tests shall be applied to the plumbing and storm drainage systems in their entirety or in sections.

- (3) All equipment, materials, power and labour necessary for inspection or testing shall be furnished by the permit holder and all tests shall be made under the direction of the Plumbing Inspector.
- (4) Storm or rainwater leader pipes and branches inside a building shall be tested by water, smoke or air.
- (5) On completion of a section, or of the entire water supply system, it shall be tested and proved tight under water pressure not less than the maximum pressure under which it is to be used.* The water used for test shall be obtained from the source of supply to be used in the system, or from another approved source.
 - * A 250 lb. test shall be required for all apartment buildings and for such other buildings as may be deemed necessary in the opinion of the Plumbing Inspector.
- (6) No test or inspection shall be required after the repair or replacing of a fixture, faucet or valve, nor after forcing out a stoppage or repairing leaks.

SWIMMING POOLS

16. This section shall apply to swimming pool supply lines and drainage not regulated by the British Columbia Building Code or other Provincial Statutes or Regulations. The method of installing these lines shall be to the requirements of the Code.
 - (1) Every application for a swimming pool permit shall be accompanied with a plan showing the location of the proposed pool and all water supply piping, waste piping and appurtenances. The waste water shall be disposed of as set forth in this Section and the type of disposal proposed shall be approved by the Plumbing Inspector prior to the commencement of any work.
 - (2) **Swimming Pool Plumbing System and Drainage**
 - (a) There shall be no direct connection between any domestic water supply line and any circulating pump, filter, water softener, or other apparatus, or device that comes in contact with the water in or from the pool. Recirculating systems shall take the water supply to the pool from an open surge tank or other approved system. The supply to the surge tank shall be above the extreme overflow level in such manner as to prevent water from the tank entering the supply line (min. 1" air gap)

- (b) A swimming pool backwash discharge line shall be indirectly connected to a 3" sanitary sewer in all areas served by a sanitary sewer system. A pool drain is to drain to storm sewer that drains to the ocean when area is served by a storm sewer system.
- (c) No swimming pool shall be permitted to drain directly into a creek or river.
- (d) Where an area is not serviced by sanitary sewers the Plumbing Inspector may permit the following alternate drainage systems:
 - (i) Direct discharge to the ocean.
 - (ii) Drainage to a storm sewer where such storm sewer does not discharge directly or indirectly into a creek or river.
 - (iii) an on-site disposal field of an area, capacity and location proven to be sufficient to the satisfaction of the Plumbing Inspector.
- (e) All swimming pools shall be properly drained through one or more metal grated openings. All such drains shall have a gate valve installed therein, located in an accessible sump, adjacent to the outside walls of the pool. When the sump is connected to a sewer or otherwise subject to back-flow of sewage, a back-water valve shall be installed as required by the British Columbia Plumbing Code.
- (f) Scum gutter drains and/or floor drains serving the walks around the pool may be installed as special waste pipes provided each outlet is trapped and independent vent pipes are installed on the high ends of mains in a manner that will assure a circulation of air.

LOCATION OF SEWERS

17. Except where specifically required by the Plumbing Inspector of the District of Sechelt and where proper legal easement has been obtained, and plans are approved as necessary, no plumbing system, drainage system, house sewer, private sewage disposal system or parts thereof, shall be located in any lot other than the lot which is the site of the building, structure, or premises served by such facilities.

TEMPORARY BUILDING SEWAGE PROVISIONS

18. Holding tanks are acceptable as part of a plumbing system for sanitary works within the District of Sechelt only in conjunction with a permitted "temporary building" as provided for in the applicable Zoning Bylaw.

REQUIREMENTS FOR SEWER CONNECTIONS

19. (1) In this Section "building sewer" means a pipe that is connected to a building drain 36 inches outside a wall of a building and that leads to a public sewer or private sewage-disposal system.
- (2) Every building in which plumbing fixtures are installed shall have all such fixtures connected by means of a building sewer to a public sewer, or a private sewage-disposal system. A building sewer shall be connected to a public sewer where a public sewer is installed and operational and capable of connection to a building sewer, and the owner must connect the building sewer to the public sewer within two years of commencement of the operation of the public sewer. In default of an owner connecting a building with such public sewer within the two year period, the connection may be made by the District of Sechelt at the owner's expense, with interest, in addition to the owners liability for a penalty imposed by this Bylaw.
- (3) Existing building sewers, building drains, and storm drains may be used in connection with a new building or new plumbing and storm drainage system only when they conform in all respects to the requirements governing new work.
- (4) The Plumbing Inspector may require the owner to make any change necessary to conform to the Plumbing Code.
- (5) No building or part thereof shall be erected or placed over any part of a plumbing system or a storm drainage system which is constructed of materials other than those approved elsewhere in the B.C. Plumbing Code for use inside a building.
- (6) Every sewer installation shall be water-tested. The T-fitting or inspection chamber (near the property-line) shall be tightly closed with a proper test plug and the sewer shall be filled with water to the rim of the lowest plumbing fixture or by such other test as may be prescribed by the Plumbing Inspector.
- (7) The Plumbing Inspector may require special provisions in a plumbing system or storm drainage system to accommodate unusual local conditions such as peat soil, areas of shifting soil, clay etc. Where unusual conditions exist, including extremely corrosive soil or water, only materials suitable for use in such locations shall be installed, as approved by and recorded with the Chairman of the Building Code Appeal Board.
- (8) The Plumbing Inspector may require that sufficient evidence or proof be submitted to substantiate any claims that may be made regarding the sufficiency of any proposed material or type of construction and the Plumbing Inspector may require tests by an approved agency at the cost of the applicant and where there is no

approved agency the Plumbing Inspector may specify the test procedure and may reject any material or type of construction that fails to achieve the desired standard.

- (9) A subsoil drain shall not be connected with any sanitary sewer.
- (10) Where a building is demolished or removed from its site and there is no further use for the building sewer or sewers, a watertight cap or plug shall be provided at the property-line or location as designated by the Plumbing Inspector. This location and other pertinent information shall then be noted on the plumbing or building records.
- (11) Sanitary sewer connections shall not be used during building operations or relaying operations or at any other time for storm-water drainage purposes.
- (12) Storm-sewer or storm-drain connections shall not be used for the purpose of conveying sanitary effluent.
- (13) No person shall connect or cause to be connected, any storm-drainage systems to a sanitary sewer, and no person shall connect any soil or waste water pipe to a storm sewer.
- (14) No person shall connect or allow or cause any septic tank to be connected in any way with the public sewer system.
- (15) No person shall deposit or allow or cause to enter into the public sewer system the sludge or material contained in any existing septic tank, except at an approved location.
- (16) Where a proper foundation consisting of a natural bed of earth, sand, or shale can be obtained, a building sewer may be of vitrified earthenware, asbestos-cement, or other approved material, and shall not be laid within 36 inches of any building, nor less than 3 feet below the surface of the ground, except on private property, where there is no vehicular traffic over the same, in which event such pipe may be laid with 1 1/2 feet of covering over same.
- (17) Where it is not possible to obtain the required cover, the Plumbing Inspector may permit the installation of cast iron or other approved soil pipe.
- (18) Building Sewers must be installed below the frost-line or as specified by the Plumbing Inspector.
- (19) Cast iron pipe shall be installed where a building sewer is run through an existing septic tank.

- (20) Required pumping of the septic tank - Within 30 days of the completion of a sewer connection, an existing septic tank on the premises, or parcel shall be completely pumped out and filled with good quality, non-organic soil, all to the satisfaction of the Plumbing Inspector. The holder of the sewer connection permit shall be responsible for this work and shall cause the contents (sludge, liquid, and scum) of the septic tank to be completely removed from the premises, or parcel and appropriately disposed of by a licensed septic tank pumping truck, as directed by the Plumbing Inspector. Prior to the backfilling of the septic tank, the permit holder shall ensure the septic tank has been completely pumped out and the bottom thereof suitably holed so as to allow the tank to drain, and shall have the empty septic tank inspected and backfilled as authorized by the Plumbing Inspector.

DELETERIOUS WASTES

20. (1) Where a fixture discharges sewage that in the opinion of the Plumbing Inspector may damage or impair a septic tank or other private sanitary sewage disposal system or the functioning of the private sanitary sewage disposal system, provision shall be made for treatment of the sewage before it is discharged into the sanitary disposal system.
- (2) The Plumbing Inspector may require that sewage effluent of any premises shall be treated to comply with the requirements of the Ministry of Environment of the Province of British Columbia or the terms of a Pollution Control Permit.
- (3) All self-service dry-cleaning establishments must be designed to prevent the cleaning solvent from entering the plumbing system should a break develop in any part of the equipment.
- (4) Except in extraordinary circumstances and by permission, waste shall not be discharged or permitted to be discharged into a septic tank or other private sanitary sewage disposal system or part thereof when the waste has any of the following characteristics:
- (a) Any soluble waste or waste water have a pH lower than 5.5 or higher than 9.5, or having any other corrosive property which reasonably could be hazardous to structures, equipment, or people such as, but not limited to, battery or plating acid and wastes, copper sulphate, chromium salts and compounds, or salt brine.
 - (b) Any gasoline, benzene, naphtha, alcohols, or other flammable or explosive liquid, solid or gas.
 - (c) Any solid or viscous substance capable of obstructing sewage flow.

- (d) Any noxious or malodorous gas or substance which, either alone or by interaction with other wastes, is capable of creating a public nuisance or hazard to life.
 - (e) Any drainage from fixtures discharging radio-active wastes except where installed and drained in accordance with Safety Codes published by Radiation Protection Division, Department of National Health and Welfare.
- (5) No direct connection of a system discharging steam or hot water at a temperature in excess of 150 degrees F shall be made with the building drainage system. When higher temperature exists, proper cooling methods shall be provided, subject to the approval of the Plumbing Inspector.

GENERAL PROVISIONS

21. (1) There shall be no unused open ends in a drainage system, and all dead ends shall be graded so that all moisture accumulating in it drains back into the system.
- (2) Every opening in a drainage system shall be properly sealed by an approved plug, cap, or cleanout.

INDUSTRIAL WASTE MANHOLES

22. (1) Any property discharging industrial waste to the public sewer shall have installed on the building sewer, a control manhole suitable for the inspection and sampling of the discharged wastes. The design and location of such manholes shall be approved by the Plumbing Inspector.
- (2) The manhole shall be installed and maintained at the sole expense of the owner of the premises and shall be accessible at all times to the Plumbing Inspector.
- (3) All industrial wastes discharged to public sewers from premises where inspection and sampling manholes are required shall pass through such manholes.
- (4) Where circumstances necessitate a manhole within a public road, or a right-of-way, the design standards shall be set by the Superintendent of Public Works or Municipal Engineer.
- (5) Where, in an industrial plant operating prior to the passing of this subsection, the difference in elevation between the building drain and the public sewer is insufficient to permit the satisfactory installation of a sampling manhole, the

Plumbing Inspector shall designate a point on the trade-waste treatment system at which samples shall be taken.

DRAIN SLOPES

23. (1) Except as provided in paragraph (ii) hereunder, a pipe shall have a slope in the direction of flow of at least 1/4 inch per foot.
- (2) Building sewers, building drains, or branches 4 inches or larger may have slopes less than 1/4 inch per foot if they are designed so that the liquid velocity is at least 2 feet per second when first approved by the Plumbing Inspector.

FIXTURES

24. Water efficiency of fixtures shall conform to Section 10.3 of the B.C. Building Code.

SEVERABILITY

25. Should any section, subsection clause, paragraph or sentence of this Bylaw be declared invalid by a Court of competent jurisdiction, no other part of this Bylaw shall be deemed to be invalid and the balance of the Bylaw shall remain in force as a whole, except for the part declared invalid.

DRAIN SLOPES

26. (1) Every person who offends against or violates any of the provisions of this Bylaw or who suffers or permits any act or thing to be done in contravention of or in violation of any of the provisions of this Bylaw or who neglects to do or refrains from doing anything required to be done by any of the provisions of this Bylaw, shall be deemed to be guilty of an infraction of this Bylaw and, upon conviction thereof, shall be liable to a fine not exceeding Two Thousand (2,000.00) Dollars or six (6) months imprisonment, or both
- (2) Each day a violation of the provisions of this Bylaw exists or is permitted to exist shall constitute a separate offence.
- (3) Notwithstanding the generality of subsection(1), the penalty for commencing work on any part of a plumbing system or building sewer without first obtaining the appropriate permit shall be \$100.00 (One Hundred Dollars).

READ A SECOND TIME THIS 20th DAY OF January, 1993

READ A THIRD TIME THIS 20th DAY OF January, 1993

RECONSIDERED AND FINALLY ADOPTED THIS 3rd DAY OF February, 1993

"Nancy A. MacLarty"
Mayor

"Michael Vaughan"
Municipal Clerk

I hereby certify this to be a true and
accurate copy of District of Sechelt
"Plumbing Bylaw No. 176, 1993".

Municipal Clerk

SCHEDULE A

PERMIT FEES

Permit Fees for Plumbing System Installations and Inspections

1. Minimum fee for a permit \$59.00
2. Fee for each inspection after the second inspection where, due to non-compliance with the provisions of the Plumbing Code, or to unsatisfactory workmanship, more than two inspections are necessary \$75.00
3. (1) Fee for each fixture 'roughed in'
 - (a) 1 fixture \$27.00
 - (b) 2 fixtures \$43.00
 - (c) 3 fixtures \$61.00
 - (d) 4 fixtures \$78.00
 - (e) 5 fixtures \$93.00
 - (f) Each additional fixture from 6 to 25 \$14.00
 - (g) Each additional fixture over 25 \$12.00

(2) The 'roughed-in' fee shall include the installation and inspection of the installed fixtures.

(3) In addition to the more common plumbing fixtures, hot water storage tanks, automatic washers and built-in dishwashers, rod drains and floor drains shall be included as fixtures for the purpose of this section.
4. Fee for each water service
 - (a) Up to 2 inches in diameter \$40.00
 - (b) Over 2 inches in diameter \$50.00
5. For each sanitary building sewer
 - (a) not in excess of 100 feet. \$50.00

	(b) each additional 100 feet or part thereof	\$22.00
6.	For each sewage pump	\$35.00
7.	For each sewage sump	\$21.00
8.	For each storm water sump or catch basin	\$25.00
9.	For each grease interceptor	\$50.00
10.	For each oil interceptor	\$50.00
11.	For each storm sewer	
	(a) not in excess of 100 feet	\$50.00
	(b) each additional 100 feet or part thereof	\$22.00
12.	For the installation of fire lines, for each hose connection valve and for each siamese connection	
	(a) For the first hose or siamese connection	\$42.00
	(b) For each additional connection	\$10.00
13.	Fire sprinkler installations	
	(a) Minimum (1 to 10 heads)	\$50.00
	(b) For each additional head from 11 to 50	\$ 3.00
	(c) For each additional head over 50	\$ 2.00

Each floor level of a building shall be considered as being a separate installation for the purpose of determining fees.

14.	Radiant Heating Systems	
	(a) For a single family dwelling	\$75.00
	(b) For a commercial building	\$100.00
15.	Solar Hot Water Heating	\$62.50
16.	For the alteration, or remodelling of any plumbing where no fixtures are installed	\$45.00
17.	For the installation of vacuum breakers in lawn sprinkler Systems	\$30.50
18.	For the installation of backflow preventer or approved double check valve assembly on a device as required by the authority having jurisdiction	\$18.00
19.	For the installation of a control valve and/or a check valve serving a fire sprinkler installation in a single family dwelling where the sprinkler installation is not required by the B.C. Building Code	\$28.25
20.	For the installation of swimming pool supply and drainage lines, including sump and sewer branch line not over 15 feet in length	\$53.80
21.	Subsoil Drainage:	
	(a) (i) Subsoil drainage installation for single and two family dwellings requiring not more than 3 inspections for the completed installation	\$50.00
	(ii) For each additional inspection	\$25.00
	(b) (i) Subsoil drainage pipe installation for other than single or two family dwellings for the first 500 feet or portion thereof	\$150.00
	(ii) For each additional 100 feet or part thereof	\$34.00
	The fees noted in (a) and (b) shall not include sumps, storm sewers or the connection of the storm sewer.	
22.	Inspection fees not specifically described in this schedule shall be charged at the hourly rate of \$75.00 for each hour or part thereof.	

23. No fee nor part thereof paid to the District of Sechelt for a plumbing permit shall be refunded if the work authorized by the permit has been commenced, as determined by the Plumbing Inspector. If the work has not been commenced while the permit is still valid and the Plumbing Inspector so certifies, a refund shall be made to the person to whom the permit was issued in an amount not exceeding fifty percent (50%) of the portion of the fee paid on the date of the issuance of the permit. Provided, however, that the application for refund must be received by the Plumbing Inspector not later than thirty (30) calendar days after the date of expiration of the permit. No refund in an amount less than \$35.00 shall be made.