

CORPORATION OF THE CITY OF NEW WESTMINSTER



PLUMBING BYLAW NO. 4901, 1976

EFFECTIVE DATE: APRIL 26, 1976

CONSOLIDATED FOR CONVENIENCE ONLY
(November 16, 2011)

This is a consolidation of the bylaws listed below. The amendment bylaws have been combined with the original bylaw for convenience only. This consolidation is not a legal document. Certified copies of the original bylaws should be consulted for all interpretations and applications of the bylaws on this subject.

<u>AMENDMENT BYLAW</u>	<u>EFFECTIVE DATE</u>
5265, 1981 (Sch "A")	February 2, 1981
5356, 1982 (Sch "A")	May 3, 1982
5448, 1984 (Sch "A")	April 30, 1984
5734, 1988 (Sec 4)	February 15, 1988
6384, 1997 (Sch "A")	April 28, 1997
6438, 1997 (Sch "A" Sec2)	December 18, 1997
6691, 2001 (Sch "A" Fees)	November 19, 2001
7063, 2005 (Sch "A" Fees)	November 28, 2005
7130, 2006 (Sch "A" Fees)	November 20, 2006
7189, 2007 (Sch "A" Fees)	November 5, 2007
7279, 2008 (Sch "A" Fees)	November 24, 2008
7355, 2009 (Sch "A" Fees)	December 14, 2009
7431, 2010 (Sch "A" Fees)	November 29, 2010
7497, 2011 (Sch "A" Fees)	January 1, 2012

The bylaw numbers highlighted in this consolidation refer to the bylaws that amended the principal Bylaw No. 4901, 1976. The number of any amending bylaw that has been repealed is not referred to in this consolidation.

Obtainable from the City Clerk's Office

CORPORATION OF THE CITY OF NEW WESTMINSTER

BYLAW NO. 4901, 1976

A Bylaw for the administration and enforcement of the British Columbia Plumbing Code

WHEREAS Section 719A of the “Municipal Act”, being Chapter 255, R.S.B.C. 1960, as amended, and the regulations made thereunder have established a Building Code for the Province of British Columbia governing standards for the construction and demolition of buildings and, as part of the said regulations, has established the “British Columbia Plumbing Code”, which Code applies to all Municipalities and has the same force and effect as a validly enacted bylaw of the municipality;

AND WHEREAS it is deemed necessary to provide for the administration and enforcement of the said British Columbia Plumbing Code;

THEREFORE, the Council of the Corporation of the City of New Westminster, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “New Westminster Plumbing Bylaw No. 4901, 1976.
2. ADMINISTRATION:
 - (a) The Council may from time to time by resolution appoint a person to be Plumbing Inspector, and it shall be the duty of the Plumbing Inspector to carry out and enforce the provisions of the British Columbia Plumbing Code and of this bylaw.
 - (b) The Council may from time to time appoint by resolution any person or persons to be Assistant Plumbing Inspector or Inspectors, with like duties and powers as enjoyed and delegated to the Plumbing Inspector by the provisions of this bylaw.
 - (c) Plumbing Inspector shall receive applications, examine and pass upon plans and specifications and issue permits for any work of plumbing as defined in this bylaw and the British Columbia Plumbing Code.
 - (d) The Plumbing Inspector shall attend tests of all works and inspect or cause to be inspected, all plumbing work in course of installation, alteration or repair, subject to the provisions of this bylaw and the British Columbia Plumbing Code.

3. APPLICATION:

- (a) All plumbing installations, including alterations and additions, shall be subject to the requirements of the British Columbia Plumbing Code and of this bylaw.
- (b) Buildings moved into the City regulated by this bylaw, or buildings raised, must comply with all requirements herein.

BYLAW NO. 5734, 1988

4. **RIGHT OF ENTRY:**

- (1) The City Engineer may at all reasonable times enter any property for the purpose of ascertaining whether the provisions of this bylaw have been or are being complied with. A person employed by the City from time to time as a Plumbing Inspector is hereby designated to act in the place of the City Engineer for the purposes of this Section.
- (2) No person shall interfere with or obstruct the entry of the City Engineer, or other person designated to act in his place, to any property while the City Engineer or person designated to act in his place is acting in the course of his duties.

5. **PROHIBITED ACTS:**

- (a) No person shall construct, install, remove, alter, repair, use or maintain any plumbing, fire sprinkler systems, or standpipe in violation of the British Columbia Plumbing Code and of this bylaw.
- (b) 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, conforming to the British Columbia Plumbing Code and this bylaw.
- (c) 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.
- (d) No person shall use any plumbing fixtures, appliance, apparatus, equipment device or material, unless same has been approved by the Administrative Authority, as to its fitness and safety for its intended use or purpose.

5. AUTHORITY OF THE PLUMBING INSPECTOR:

- (a) The Plumbing Inspector shall have the authority and power to direct the immediate suspension or correction of all or any portion of the plumbing, by attaching a notice to that effect, on such premises whenever it is found by his that such work is not being performed in accordance with the provisions of the British Columbia Plumbing Code and this bylaw.
- (b) The Plumbing Inspector may condemn all or any portion of a plumbing or sewerage system by posting a notice to that effect on or in the premises, and the owner or authorized agent shall be notified in writing that said Notice has been posted.

7. RESPONSIBILITY:

- (a) 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 the British Columbia Plumbing Code and this bylaw.
- (b) Any owner of a property for which a permit is issued shall be responsible for the cost of the repair of any damage of Municipal works that occurs as a result of the work covered by the permit.

8. DUTIES OF THE OWNER

The Owner shall:

- (a) obtain where applicable from the Plumbing Inspector, permits prior to the commencement of such work;
- (b) give at least 48 hours notice to the Plumbing Inspector of the intention to start work on the building site.
- (c) give at least 48 hours notice to the Plumbing Inspector and obtain his inspection and approval of the 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 City Engineer so directs, and when considered necessary, underground building drains, branches, storm drains, and sewers shall be retested after the completion of hall backfilling and grading by heavy equipment.

9. PLANS AND SPECIFICATIONS:

- (a) 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 pieces 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.
- (b) After the plumbing permit has been issued, no departure shall be made from the plan or description submitted with the application for such permit without the written permission of the Plumbing Inspector.

10. WORKMANSHIP:

- (a) All design, construction and workmanship shall be in conformity with accepted engineering practices and in conformity with the requirements of the British Columbia Plumbing Code and this bylaw.
- (b) 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.
- (c) All piping shall be straight and direct as possible, placed and arranged so that it may readily be inspected during installation.

11. MINIMUM STANDARDS:

Unless otherwise provided for in the British Columbia Plumbing Code or this bylaw, all materials, fixtures or devices used, or entering into the construction of plumbing and drainage systems or parts thereof, shall conform, each to the minimum applicable standard therefor.

12. CERTIFICATE OF APPROVAL:

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

13. WATER SYSTEM:

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

14. INSPECTIONS:

- (a) 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.
- (b) The permit holder shall notify the Plumbing Inspector in writing giving 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.
- (c) Each permit holder shall be entitled to four inspections when the job is of a type requiring an inspection before covering or concealing work. On work which may be completely inspected at one inspection, two inspections will be allowed.
- (d) 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.
- (e) If more inspections than are specified in (c) above of this Section are required due to fault or error on the part of the permit holder or his employee, an additional fee shall be paid by the permit holder for each additional inspection, as prescribed in Schedule "A" of this bylaw.
- (f) If 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 inspections or test.

15. LOCATION OF SEWERS:

Except where specifically required by the City Engineer and where proper legal easement has been obtained, and plans are approved by said Engineer, 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.

16. PERMITS:

- (a) Except as provided in (b) of this Part, no connection shall be made with any sewer and no construction, reconstruction, replacement, alteration or extension of any plumbing system or part thereof shall be started until a permit to do so has been obtained.
- (b) No permit shall be required 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 the British Columbia Plumbing Code and this bylaw, nor 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.

(d) Application for Permit:

- (i) Application for a permit shall be made on a form provided by the Plumbing Inspector, and shall be accompanied by the required fee in accordance with the Schedule of Fees prescribed in Schedule "A" of this bylaw, which said Schedule is hereby incorporated with and made part of this bylaw.
- (ii) Application for a permit shall be made to the Plumbing Inspector.

(e) Qualification for Application:

A permit shall be issued only to a person meeting the qualifications acceptable under the British Columbia Plumbing Code.

- (i) No person, other than the owner of the premises, shall engage in the trade of plumber not being an apprentice thereof unless he is the holder of a current Certificate of Proficiency in respect of that trade, issued under the provisions of the Apprenticeship and Tradesmens Qualifications Act.
- (ii) Where the applicant for a permit is the owner of the premises he shall sign a declaration if required by the Plumbing Inspector to the effect that he is the owner and will be doing personally all work described in the permit.

(f) Denial of Permits:

- (i) 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.
 - (ii) The Plumbing Inspector shall not issue a permit for the alteration of or addition to a plumbing installation, or for a new plumbing installation, within an existing structure unless and until he has first obtained authorization from the Chief Building Inspector.
- (g) Revocation of Permits:

The City Engineer shall 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 found a false statement as to a material fact in the application upon which the said permit was issued.
- (iii) For any violation of any provision of the British Columbia Plumbing Code or of this bylaw on the part of the permit holder or his agents or employees in doing any act or work authorized to be done by such 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 provision of this bylaw.
- (v) If any person other than the permit holder, or his employee in the case of a licensed plumber, has been allowed to use the said permit for any purpose.

- (h) If, after the issuance of any permit, the operations authorized thereunder be not commenced within six months from the date thereof, or if after commencement of operations thereon, the work be discontinued for a period of sixty days through any cause other than weather conditions, strikes or lockouts, or if the work be not carried on continuously and in a bonafide manner, such permit shall be void, and the work shall not be again commenced until a new permit shall have been issued.

17. FOUNDATION DRAINS:

- (a) Where a drainage system consisting of concrete or clay tile, or perforated bituminous fibre pipe, of approved manufacture is laid around the perimeter of the foundation of all types of buildings it shall be laid so that the top of the tile or pipe at the high point is at least three inches below the top of the floor slab or crawl space cover of the building.
- (b) Drainage from the drainage system shall enter a municipal storm or combined sewer, but where such sewer is not available, then drainage may enter a ditch or dry well.
- (c)
 - (i) Drain tile or pipe installed to provide gravity drainage at a minimum slope of one inch to eight feet shall be laid on undisturbed or well compacted soil, with the butt ends of tile one-quarter inch to three-eighth inch open and covered over the top half perimeter with a minimum three inch wide fifteen pound asphalt or tar saturated felt.
 - (ii) Top and sides of drain pipe or tile shall be covered with six inches or more of minimum three-quarter inch diameter drainage gravel.
 - (iii) Manufactured tile corner fittings and tile leader connections are to be installed at all corners and where rain water leaders drain into drain tile.
- (d) Drain tile lines to rock-pits or ditches shall have a minimum of twelve inches of cover over tile or shall be a pipe having sealed joints.

- (e) Sizing of perimeter drainage tile, based on a minimum slope of one-eighth inch ton one foot, shall be as follows:

For ground seepage and roof drainage:

- 4" up to 2,500 sq. ft. maximum area
- 6" up to 7,000 sq. ft. maximum area
- 8" up to 22,000 sq. ft. maximum area
- 10" up to 28,000 sq. ft. maximum area

For ground seepage only:

- 4" up to 3,750 sq. ft. maximum area
- 6" up to 10,500 sq. ft. maximum area
- 8" up to 22,500 sq. ft. maximum area
- 10" up to 42,000 sq. ft. maximum area

- (f) Where drainage from driveways enters into perimeter drain tile, a sand trap interceptor of minimum inside dimensions of 18" x 18" x 18" shall be provided.
- (g) Backfilling of drain tile shall take place within ten (10) days from the time it is inspected and acceptance posted, otherwise acceptance of the system shall be withdrawn and reinspection required.

18. SWIMMING POOLS

This section shall apply to swimming pool supply lines and drainage not required by the British Columbia Plumbing Code. The method of installing these lines shall be to the requirements of the said Code.

- (a) 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 hereinafter set forth in this Section and the type of disposal proposed shall be approved by the City Engineer prior to the commencement of any work.
- (b) Construction
 - (i) No pool, designed to be supplied with water direct from the domestic water supply, shall have any water inlet thereto below the extreme overflow level of the pool as required by the British Columbia Plumbing Code.

- (ii) 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.
- (iii) When a storm sewer of adequate capacity is available for use, swimming pool waste water shall be discharged thereinto and permission shall be obtained in writing from the City Engineer to do so. A copy of such permission stating the maximum size of the waste line between the sump and the sewer shall accompany any application for a permit made to the Plumbing Inspector.
- (iv) Areas not serviced by storm sewers shall be referred to the City Engineer.
- (v) All swimming pools shall have the bottom and inner sides constructed of smooth non-absorbent materials and be so constructed as to 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.
- (vi) No direct connection shall be made between any storm drain, sewer, drainage system, or sub-soil drainage line, and any line connected to a swimming pool.
- (vii) 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 circulating of air.

19. PENALTIES

- (a) Every person and every owner who offends against or violates any of the provisions of this bylaw or who suffer or permits any act or thing to be done in contravention 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, is guilty of an infraction of this bylaw, and upon summary conviction therefore, shall be liable to a fine not exceeding Five Hundred (\$500.00) Dollars or in the alternative, to the imprisonment for term not exceeding three months.

- 20. The "Plumbing Code Bylaw, 1971, and amending bylaws are hereby repealed.

BYLAW NO. 7497, 2011

Schedule "A"

1. Plumbing Fixture Permit Fee Schedule

1 To 4 Fixtures	\$127.00 (minimum permit fee)
Each additional fixture	\$30.50
Backflow Assembly Test Report	\$20.50 (annual retest)

For the purpose of this section the following shall be considered plumbing fixtures:

Automatic washer	Hand sink	Pot sink
Bar sink	Hose Bib	Roof Drain
Bathtub	Hot Water Heater	Sanitary B.W.V.
Bed pan washers/grinder	Hot Water Storage Tank	Sanitary Lift Station
Bidet	Hub drain	Shower
Condensate Drain	Ice makers	Sonic Cleaner
Deck Drain	Janitor sink	Steam Machine
Dialysis machine	Kitchen sink	Swimming pool backwash sump
Dishwasher	Laundry tub	Trap Primer
Drinking Fountain	Mop Sink	Urinal
Floor Drain	Neutralizing tank	Wash basin
Foot bath	Patio Drain	Water closet
Glass Washer	Planter Drain	Water filter
Grease Interceptor	Plaster trap	
Hair Trap	Pot filler	

Future Drainage/Venting/Water Connection

**Backflow Assembly

*Specialty and/or Proprietary equipment/fixture

*Specialty and/or proprietary equipment/fixtures typically found in medical, mercantile, commercial and industrial applications requiring a connection to the domestic water supply system and/or storm sewer system and/or sanitary sewer system. (Specialty equipment designation, if in question, shall be determined by the Plumbing Inspector.)

** All new backflow assembly installation permits include one "City of New Westminster Backflow Test Report" form per device.

2. a) Domestic Water Re-pipe Plumbing Permit Fee Schedule

\$50.75 per suite for wood frame buildings (Fee includes in suite water pipe and distribution mains)

\$25.50 per suite for concrete buildings (Fee includes in suite water pipe and the distribution mains)

b) Domestic Water Mains and/or Risers Re-pipe Installation Only Plumbing Permit Fee Schedule

\$127.00 for the first 100 feet or less

\$51.00 for each additional 100 feet or portion thereof

\$127.00 (minimum permit fee)

3. Plumbing Services Permit Fee Schedule

a) Residential (SFD & Duplex)

\$61.00 each item (\$127.00 minimum permit fee)

Back Flow assembly
Catch Basin
Drain Tile
Sanitary Lift Station
Sanitary Sewer
Septic Tank Removal
Solid Rain Water
Leader Piping
Storm Lift Station
Storm Sewer
Storm Sump
Trench Drain
Water Service

b) Multi-residential (three or more dwelling units), Commercial & Industrial Plumbing Services Permit Fee Schedule

All piping \$2.05 per foot (\$127.00 minimum permit fee)

Sanitary Sewer	Storm Sewer
Drain Tile	Solid Rain Water Leader Piping

c) Precast Concrete Works & Associated Receptacles

\$61.00 each item (\$127.00 minimum permit fee)

Catch Basin	Oil Interceptor
Trench Drain	Sanitary Lift Station
Manhole	Storm Lift Station
Floor Drain	Storm Sump

d) Waterworks

\$61.00 each item (\$127.00 minimum permit fee)

Fire Hydrant	Yard Hydrant
Isolating Valve	Fire Line
Combined Water Service	Domestic Water Service
Back Flow Assembly	

4. Hot Water Heating Permit Fee Schedule

Residential (SFD & Duplex)

\$355 Flat Rate per dwelling unit

**Hot water heating systems serving three or more dwelling units must be a professionally engineered design and inspected and approved by the engineer of design. (Permit not required)

5. Sprinkler Permit Fee Schedule

a) Residential (SFD & Duplex)

1st Sprinkler head \$127.00

Each additional sprinkler head \$2.55 each

b) All other Buildings

1st Sprinkler head \$254.00

Each additional sprinkler head \$2.55 each

c) Additional Sprinkler Permit Charges

\$61.00 each item (\$127.00 minimum permit fee)

Dry Pipe Valves	Alarm Valves
Fire Department Connection	Fire Hydrants
Yard Hydrants	Fire Pump
2 1/2" Hose Valve	1 1/2" Hose Valve
Standpipe	Fire Pump
Deluge Valve	Pre-action Valve
Compressor	Flow Switch
Chemical Based System	

7. Miscellaneous Fee Schedule

a) DOUBLE PERMIT FEE- If any work for which a permit is required under this bylaw commences before a permit has been obtained, the fees and charges payable shall be doubled.

b) REFUNDS- No fees or part thereof paid to the City shall be refunded if a start has been made on construction or an inspection conducted. If no start has been made and no inspection conducted and if the Building Official so certifies, the City shall refund to the applicant 50% of the applicable permit fee.

c) RE-INSPECTION FEES –

- Where more than two inspections are necessary due to non-compliance with the provisions of this bylaw or to correct violations from previous inspections the following charges shall be administered:
 - Third inspection \$127.00 plus applicable taxes
 - Fourth inspection \$254.00 “ “ “
 - Fifth inspection \$381.00 “ “ “
 - Each subsequent inspection \$508.00 “ “ “

- Where work is not ready for inspection when the inspector calls, a re-inspection fee shall be charged at \$127.00, plus GST.

d) CHANGE/REMOVAL OF CONTRACTOR- In the event of a change of contractor before construction is completed; a valid permit may be transferred to a new contractor upon payment of a recording fee of \$127.00. The new contractor must take full responsibility for the work completed to date.

e) CHANGE OF USE - For a permit to change the occupancy or use of a building, every person shall pay a fee in the amount of \$127.00.

- f) **RENEWAL OF LAPSED PERMITS-** Where a permit has lapsed and the proposed work is at a stage that is still accessible for inspection the permit may be renewed upon payment of \$127.00.
- g) **REVISED PLAN REVIEW SUBMISSION-** Where a revision to the originally submitted and approved plumbing, sprinkler or hot water heating permit plans is received an administrative fee calculated based upon City costs per hour of staff time (min. 1 hour) shall be paid.
- h) **SUBDIVIDING A SINGLE PROJECT BETWEEN MULTIPLE CONTRACTORS** - Where a plumbing/sprinkler/hot water heating project covered by a single Building Permit is then divided into two or more phases with multiple mechanical contractors the full permit fee shall be collected from each individual contractor for their portion of work.

8. Special Inspections

Special inspection requests for work linked or not linked to an issued permit:

- Special inspection during normal working hours:
A fee based on City costs per hour (min. 1 hour) shall be paid;
- Special inspection outside normal working hours:
Monday to Friday:
First 2 hours – a fee based on 1-1/2 times the City hourly rate
Each additional hour – a fee based on double the City hourly rate
Weekends – a fee based on double the City hourly rate (min. 4 hours)
plus a ½ hour meal break