

SUNSHINE COAST REGIONAL DISTRICT

PLUMBING BYLAW 400 - Consolidated

TABLE OF CONTENTS

Title	Page
Title	1
Part I - Interpretation	2
1.1 Application.....	2
1.2 Definitions	2
1.3 Duty of Care.....	3
1.4 Cause of Action.....	4
1.5 Warranty or Representation	4
1.6 Owners Responsibility	4
1.7 Administrative Directions	4
Part 2 - Prohibitions	5
2.1 Non-Conformity with Plumbing Code and Bylaw	5
2.2 General Prohibitions	5
Part 3 - The Plumbing Inspector	6
3.1 Administration of Bylaw.....	6
3.2 Records and Materials	6
3.3 Refusal to Issue Permit	6
3.4 Correction Orders	6
3.5 Conformity to the Building Code	6
3.6 Right of Entry	7
Part 4 - Plumbing Permits	8
4.1 Requirements and Exemptions	8
4.2 Separate Application for Each Building	8
4.3 Form of Application.....	8
4.4 Plumbing Permit Fee.....	8
4.5 Issuance of Permit.....	9

4.6	Conditions of a Building Permit	9
4.7	Permit Expiration	10
4.8	Extension of Permit.....	10
4.9	Permit Revocations	10
4.10	Changes by Permit Holder	10
4.11	Requirements for Registered Professional.....	11
4.12	Release from Liability	12
Part 5 - Swimming Pools		13
5.1	Permit Application	13
5.2	Water Supply	13
5.3	Pool Drainage	13
5.4	Alternate Drainage.....	13
5.5	Storm Sewer Connection - future	14
5.6	Sumps.....	14
5.7	Special Waste.....	14
Part 6 - Stop Work/Inspections.....		15
6.1	Stop Work Orders	15
6.2	Special Inspections	15
6.3	Re-Inspection	15
Part 7 - Violations		16
7.1	Violations.....	16
7.2	Penalty	16
Part 8 - Miscellaneous		17
8.1	Deleterious Wastes	17
8.2	General Provisions.....	18
8.3	Backflow Devices	18
8.4	Fixtures	18
8.5	Severability	18
8.6	Schedules	18
8.7	Citation.....	19

SUNSHINE COAST REGIONAL DISTRICT

PLUMBING Bylaw No. 400, 1993

WHEREAS

- A. Section 694 of the *Local Government Act* provides that the **Regional District** may regulate plumbing and provide for **permit fees**, administration and inspection charges;
- B. It is deemed necessary to provide for the administration of the **British Columbia Plumbing Code**;

NOW THEREFORE the **Regional Board** of the **Sunshine Coast Regional District**, in open meeting assembled, enacts as follows:

Application

- 1.1 (a) This bylaw shall have application and be in force in Electoral Areas A, B, D, E, and F of the **Regional District**.
- (b) The **British Columbia Plumbing Code**, in whatever form brought into force from time by the Province of British Columbia shall apply to all **construction** falling within the jurisdiction of these regulations.

Definitions

- 1.2 In this bylaw

"**Agent**" includes a **person**, representing the **Owner**, by authorization in writing, and includes a hired tradesman or contractor who may be granted permits for work within the limitations of his licence;

"**Building**," means any structure used, or intended to be used for supporting or sheltering any use or occupancy;

"**Building Inspector**" means the **person** or **persons** employed from time to time by the **Regional District** as Chief **Building Inspector** or **Building Inspector** and shall also include the **Plumbing Inspector**;

"**Construction**" means erection, installation, repair, alteration, enlargement and addition to a **plumbing system**;

"**Owner**" in respect of real property means the registered **Owner** of an estate in fee simple, and includes,

- (a) a tenant for life under a registered life estate;
- (b) a registered holder of the last registered agreement for sale;
- (c) a holder or occupier of land held in the manner mentioned in Sections 409 and 410 of the *Municipal Act*;
- (d) an Indian who is an **Owner** under the letters patent of a Municipality, incorporated under Section 10 of the *Municipal Act*;

"**Permit**" means permission or authorization in writing by the **Building Inspector** under this bylaw to perform work regulated by this bylaw;

"**Person**" includes a corporation, partnership or party, and the personal or other legal representatives of a **person** to whom the context can apply according to law;

"**Plumbing Code**" means the current edition of the **British Columbia Plumbing Code** as adopted from time to time;

"**Plumbing Permit Fee**" means the non-refundable application processing fee portion and the inspection service charge portion together which form the **building permit fee**.

"**Plumbing System**" means a drainage system, a venting system and a water system or parts thereof as defined in the current edition of the **British Columbia Plumbing Code**;

"**Regional Board**" means those **persons** elected or appointed as Directors of the **Sunshine Coast Regional District** or their alternates;

"**Regional District**" means the **Sunshine Coast Regional District** comprising electoral areas A, B, D, E, and F.

"**Registered Professional**" means

- (a) a **Person** who is registered or licensed to practice as an architect under the Architects Act, or
- (b) a **Person** who is registered or licensed to practice as a professional engineer under the Engineers and Geoscientists Act;

"**Swimming Pool**" means a structure or constructed depression used or intended to be used for swimming, bathing, wading or diving and has a surface area exceeding 15 square metres and a depth exceeding 1.0 metres;

"**Zoning Bylaw**" means the **zoning bylaws** of the **Regional District**, being Bylaw No. 310 and 337 as amended.

Duty of Care

1.3 This bylaw does not create a duty of care in respect of the **Regional District, Regional Board** members, the **Building Inspector** or employees or **Agents** of the **Regional District** in respect of

- (a) issuance of a **permit** under this bylaw;
- (b) review of the plans and supporting documents;
- (c) inspections made by the **Plumbing Inspector** or failure to make such inspections or;
- (d) enforcement or failure to enforce the **Plumbing Code** or the provisions of this bylaw.

Cause of Action

- 1.4 Neither a failure to administer or enforce, nor incomplete or inadequate administration or enforcement, of the **Plumbing Code** or the provisions of this bylaw, nor any error, omission or other neglect in relation to the issuance of a **permit** under this bylaw, the review of the plans and supporting documents, or inspections made by the **Building Inspector**, shall give rise to a cause of action in favor of any **person**, including the **Owner**.

Warranty or Representation

- 1.5 Neither the issuance of a **permit** under this bylaw, the review of the plans and supporting documents, nor inspections made by the **Building Inspector** or a **Registered Professional** employed by the **Regional District**, shall in any way constitute a representation, warranty or statement that the **Plumbing Code** or this bylaw has been complied with and no **person** shall rely on any of the above listed matters as establishing compliance with the **Plumbing Code** or this bylaw.

Owner's Responsibility

- 1.6 (a) It shall be the full responsibility of the **Owner** and his/her **Agent** to carry out the work or have the work carried out in substantial accordance with the requirements of the **Plumbing Code**, this bylaw and other bylaws of the **Regional District** and neither the issuance of a **permit** under this bylaw, the review of plans and supporting documents, nor inspections made by the **Building Inspector** or a **Registered Professional** employed by the **Regional District**, shall relieve the **Owner** or his **Agent** from this responsibility.
- (b) Every **Owner** or **Agent** shall give at least 24 hours notice to the **Building Inspector** for inspection and approval of the work;
- (i) before a **plumbing system**, building drain, water service, sanitary or storm sewer is covered and if any part is covered before inspection and approval it shall be uncovered if the **Building Inspector** so directs. If backfilling or grading with heavy machinery further retesting may be required.
- (ii) after the plumbing in any **building** or portion thereof is complete and ready for occupancy, but before occupancy takes place of the whole or a portion of the **building**.
- (c) Any **Owner** of property, and his **Agent**, for which a **permit** is issued shall be responsible for the cost of repair of any damage to **Regional District** works that occur as a result of the work covered by the **permit**.

Administrative Directions

- 1.7 Words defining the responsibilities and authority of the **Plumbing Inspector** shall be construed to be internal administrative directions and not as creating a duty.

Non-Conformity with Plumbing Code and Bylaw

- 2.1 (a) No **plumbing system** shall be **constructed** except in conformity with the requirements of the **Plumbing Code** and this bylaw.
- (b) Section 2.1(a) applies whether or not in any case it is expressly stated that the doing of or failure to do the thing mentioned shall be unlawful.

General Prohibitions

- 2.2 No **person** shall
- (a) unless authorized by the **Plumbing Inspector**, reverse, alter, deface, cover, remove or in any way tamper with a **construction** site identification card, stop work order notice, certificate, card or notice posted on or affixed to a **building** or structure pursuant to a provision of this bylaw;
 - (b) do any work at variance with the description, plans and supporting documents for the **plumbing system** or work for which a **permit** has been issued, unless the **Plumbing Inspector** has authorized the change;
 - (c) interfere with or obstruct the entry of the **Building Inspector** or his designate if he is administering this bylaw;
 - (d) erase, alter or modify plans and supporting documents after the same have been reviewed by the **Plumbing Inspector**, or plans and supporting documents which have been filed for reference with the **Plumbing Inspector**;
 - (e) submit false or misleading information in relation to a **permit** or an application for a **permit** under this bylaw;
 - (f) install a **plumbing system** on a parcel unless the civic address and **permit** numbers are conspicuously posted on the front of the premises or on a sign post so it may easily read from the public highway from which it takes its address;
 - (g) subject only to Section 9.2.1 occupy or permit occupancy of a **building** or structure or part of a **building** or structure until the **Plumbing Inspector** has issued a final inspection notice for it;

Administration of Bylaw

- 3.1 The Chief **Building Inspector** or his designate shall be the **Plumbing Inspector** and administer this bylaw;

Records and Materials

- 3.2 The **Plumbing Inspector** may
- (a) keep records of applications received, **permits** and orders issued, inspections and tests made.
 - (b) retain copies of all papers and documents connected with the administration of this bylaw.
 - (c) determine whether the method or type of installation or material used in the **construction** of a **plumbing system** conforms with the requirements and provisions of the **Plumbing Code**.

Refusal to Issue Permit

- 3.3 The **Plumbing Inspector** may refuse to issue a **permit** where in his opinion the proposed work will contravene the requirements of the **Plumbing Code** or the provisions of this or any other applicable bylaw of the **Regional District**;

Correction Orders

- 3.4 The acceptance of drawings and specifications and the issuance of a **permit** shall not prevent the **Plumbing Inspector** from thereafter requiring the corrections of errors in the drawings and specifications, or from prohibiting the installation of the **plumbing system** from being carried on when in violation of this or any other bylaw;

Conformity to the Plumbing Code

- 3.5 The **Plumbing Inspector** may establish or require the **Owner** to establish whether a method or type of **construction** or material used in the **construction** of a **plumbing system** complies with the requirements of the **Plumbing Code**.

Right of Entry

3.6 The following procedure shall be in force:

- (a) No **person** shall hinder or prevent an employee of the **Sunshine Coast Regional District** 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, the **B.C. Plumbing Code**, or other applicable bylaw.
- (b) In situations deemed to be an emergency the requirement for notice to enter any **building** or premises are not in force.
- (c) An employee 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.
- (d) A notice to enter an occupied area shall be issued in the name of the **Sunshine Coast Regional District** and shall be signed.
- (e) No **person** shall interfere with, prevent or refuse to permit an inspection of any **building** or premises after service of such notice.

Requirements

- 4.1. It is the duty of the **Owner** to make application for and obtain a plumbing **permit** prior to commencement of **construction** of a **plumbing system** or part of a **plumbing system**.

Separate Application for Each Building

- 4.2 Every **building** or structure to be constructed on a parcel containing a **plumbing system** shall be subject of a separate plumbing **permit** application and plumbing **permit**, and shall be assessed a separate **plumbing permit fee** based on Appendix 'A', schedule of fees contained herein.

Form of Application

- 4.3 An application for a plan review filed with the **Plumbing Inspector** shall
- (a) be made in the form prescribed by the **Plumbing Inspector**;
 - (b) be signed by the **Owner** or **Agent**;
 - (c) state the intended use or uses of the **building** or structure, or part thereof;
 - (d) when required by the **Plumbing Inspector**, include a minimum of two (2) complete sets of plans, drawn to scale, and supporting documents of the **plumbing system** or part thereof to be constructed which shall indicate the nature and extent of the work or proposed **construction** in sufficient detail to establish that, when completed, the work and the proposed **construction** complies with the **Plumbing Code** and this and every other applicable **Regional District** bylaw;
 - (e) contain any other information necessary to satisfy the **Plumbing Inspector** that the proposed **plumbing system** complies with this and every other applicable **Regional District** bylaw;
 - (f) if not proceeded with for one hundred and eighty (180) days from date of application be considered abandoned and can be reinstated only by refiling;
 - (g) be accompanied by the appropriate application processing fee made payable to the **Regional District** as set out in Schedule A.

Plumbing Permit Fee

- 4.4.1 Before receiving a plumbing **permit** for a **plumbing system** the **Owner** shall first pay to the **Regional District** the appropriate **plumbing permit fee** set out in Schedule A.

- 4.4.2 No fee or part of a fee paid to the **Regional District** shall be refunded if a start has been made on **construction** of the **plumbing system**.
- 4.4.3 A **plumbing permit fee** may be partially refunded as set out in Schedule B, when the **Owner** has submitted a written request for a refund, the **Building Inspector** has certified a start has not been made on the **construction** of the **plumbing system** and the **permit** has not expired.
- 4.4.4 A plumbing **permit** fee is not refundable after the **permit** has been extended under Section 4.9.
- 4.4.5 Where an issued plumbing **permit** is active and the **Owner** proposes modification to the **plumbing system** design whereby the value of the **plumbing system** does increase, the **Owner** shall pay to the **Regional District** a **plumbing permit fee** as required under Section 4.5.1.

Issuance of Permit

- 4.5.1 If the **Plumbing Inspector** is satisfied that the **plumbing system** which is the subject of a plumbing **permit** application will comply with the **Plumbing Code**, the provisions of this and every applicable **Regional District** bylaw, he shall issue a plumbing **permit** to the **Owner**.
- 4.5.2 The **Building Inspector** may issue a plumbing **permit** for the **construction** of a part of a **plumbing system** before the plans and supporting documents for the whole **plumbing system** have been submitted or reviewed provided that the necessary information and detailed statements pertaining to the **plumbing system** have been filed conforming with the requirements of this bylaw.
- 4.5.3 Notwithstanding the issuance of a **permit** referred to in Section 4.5.2, the requirements of this bylaw apply to the remainder of the **building** as if the **permit** had not been issued.

Conditions of a Plumbing Permit

- 4.6.1 After issuance of the plumbing **permit**, the **Owner** shall post the plumbing **permit** number issued by the **Plumbing Inspector** in a place open to public viewing on the parcel for which the plumbing **permit** has been issued.
- 4.6.2 The **Owner** shall keep a copy of the reviewed plans and supporting documents on the parcel for which the plumbing **permit** has been issued.
- 4.6.3 The review of plans and supporting documents and issuance of a plumbing **permit** shall not prevent the **Plumbing Inspector** from thereafter requiring the correction of errors in the said plans and supporting documents, or from prohibiting **construction** or occupancy being carried on when in violation of this or another bylaw.

- 4.6.4 The **Plumbing Inspector** may refuse to issue a **permit** when the **Owner** has been notified of a violation of this bylaw or any other **Regional District** bylaw with regard to the **construction** of another **plumbing system** for which a **permit** has been issued to him and the violation has not been remedied.

Permit Expiration

- 4.7.1 Subject to Section 4.9, a plumbing **permit** shall expire such that it is invalid and of no force and effect when, to the knowledge of the **Building Inspector, construction** pursuant to the **permit** has not commenced within six (6) months of the date of issuance.
- 4.7.2 A plumbing **permit** shall expire such that it is valid and of no force and effect when, **construction** is discontinued or suspended for a period of more than one year from the date of last inspection by the **Plumbing Inspector**.
- 4.7.3 A plumbing **permit** shall expire such that it is invalid and of no force and effect at the end of 24 months from the date of issue.

Extension of Permit

- 4.8 The plumbing **permit** may be extended for a period of two (2) years from the date of expiry of the original plumbing **permit** provided
- (a) application for the extension is made within 30 days after the date of **permit** expiration; and
 - (b) a non-refundable fee set out in Schedule 'A' has been paid.

Permit Revocation

- 4.9 The **Plumbing Inspector** may revoke a plumbing **permit** where;
- (a) there is a violation of a condition under which the **permit** was issued; or
 - (b) there is a violation of a requirement of the **Plumbing Code** or of this or another applicable bylaw of the **Regional District**; or
 - (c) in his opinion the results of test on materials, devices, **construction** methods, structural assemblies or foundation conditions contravene the **Plumbing Code** or the provisions of this bylaw or any other bylaw or both, or where all **permits** required under this bylaw have not been obtained.

The **permit** revocation shall be in writing and sent to the **permit** holder by signature mail to or personal service on the **permit** holder.

Changes by Permit Holder

4.10 No **construction** which is at variance with the plans and supporting documents for a **plumbing system** for which a plumbing **permit** has been issued shall take place, unless the change has been reviewed by the **Plumbing Inspector** as per the requirements of Section 4.5.

Requirement for Registered Professional

4.11.1 The **Plumbing Inspector** shall require professional design and field review in respect of a plumbing **permit** for

- (a) a **plumbing system** constructed in a **building** that falls within the scope of Part 3 of the **Building Code**;
- (b) a **plumbing system** in respect of which the **Plumbing Inspector** determines that site conditions, size or complexity so warrant.

4.11.2 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**

- (a) Schedule A confirming that he has retained the necessary coordinating **Registered Professional**; and
- (b) Schedules B-1 and B-2 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.

4.11.3 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 C of the current edition of the **British Columbia Building Code** incorporating the assurances of the **Registered Professional** that;

- (a) the professional field review has been completed for every applicable discipline, and;
- (b) the **construction** substantially conforms with the plans and supporting documents with which the plumbing **permit** was issued.

4.11.4 Where the **Owner** submits Letters of Assurance referred to in Section 4.11.2 and 4.11.3, the **Owner** shall submit a Letter of Assurance in the form of Schedule C, the **Registered Professional's** certificate of insurance confirming that the **Registered Professional** possesses insurance which includes errors and omissions and the particulars of such coverage.

Release from Liability

- 4.12 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 **Sunshine Coast Regional District** or the **Plumbing Inspector** to inspect, approve or provide any other service, nor shall the **Sunshine Coast Regional District**, 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 **Sunshine Coast Regional District** 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 **Sunshine Coast Regional District** or the **Plumbing Inspector** causes the non provision of the inspection, approval or other service.

Permit Application

- 5.1 In addition to the requirements of Section 4.3 all applications for a plumbing **permit** in connection with a **swimming pool** shall be accompanied by:
- (a) two copies of a plan showing the location of the proposed pool and all water supply piping, waste piping and appurtenances

Water Supply

- 5.2 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 system which has been approved of in advance by the **Regional District**. The supply to the surge tank shall be above the extreme over flow level in such manner as to prevent water from the tank entering the supply line.

Pool Drainage

- 5.3 A **swimming pool** shall
- (a) drain into a Municipal storm sewer in all areas served by a Municipal storm sewer system.
 - (b) not drain directly into a creek or river.

Alternate Drainage

- 5.4 Where an area is not serviced by Municipal storm sewers the **Plumbing Inspector** may permit the following alternate drainage systems:
- (a) Direct discharge to the ocean.
 - (b) Drainage to a private storm sewer where such storm sewer does not discharge directly or indirectly into a creek or river.
 - (c) Drainage to a private storm sewer when the connection of the **swimming pool** drain is not less than 300 feet from the storm sewer outfall to a creek or river, or, where a **swimming pool** drain connection to a storm sewer is within 300 feet of the outfall and waters discharged from the **swimming pool** and **swimming pool** equipment are treated to the satisfaction of the **Plumbing Inspector**.
 - (d) an on site disposal field of an area, capacity and location proven to be sufficient to the satisfaction of the **Plumbing Inspector**.

Storm Sewer Connection - Future

- 5.5 Where an alternate drainage system is permitted under Subsection 5.4, above, the system shall be disconnected from the alternate system and connected to the Municipal storm sewer system by the owner when such becomes available for connection. Such connection to the Municipal system to be made within six (6) months of the Municipal system becoming available.

Sumps

- 5.6 All **swimming pools** shall be properly drained through one or more metal grated or equivalent openings. All such drains shall have a gate valve installed therein, located in an accessible sump or enclosure, adjacent to the outside walls of the pool. When the sump or enclosure 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**.

Special Waste

- 5.7 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.

Stop Work Order

- 6.1.1 The Chief **Building Inspector** may direct the immediate suspension of all or a portion of the **construction** on a **plumbing system** by attaching a stop work order notice on the premises whenever it is found that the work is not being performed in accordance with the requirements of the **Plumbing Code** or any applicable bylaw of the **Regional District**.
- 6.1.2 The **Owner** shall within 48 hours of the posting of a notice under Section 6.1.1 secure the **construction** and the lands and premises surrounding the **construction** in compliance with the safety requirements of every statute, regulation or order of the Province or of a provincial agency.
- 6.1.3 Subject to Section 6.1.2, no work other than the required remedial measures shall be carried out on the area affected by the notice referred to in Section 6.1.1 until the stop work order notice has been removed by the **Plumbing Inspector**.
- 6.1.4 The notice referred to in Section 6.1.1 shall remain posted on the premises until that which is contrary to the regulations has been remedied to the satisfaction of the **Plumbing Inspector**.
- 6.1.5 If a stop work order is placed on a **building** or structure where **construction** has commenced prior to the issuance of a **permit**, the **Owner** shall, if no application for a **permit** is received by the **Plumbing Inspector** within ten (10) working days, pay to the **Regional District** in addition to the required **permit** fee a further fee as set out in Schedule B.

Special Inspections

- 6.2 For a Special Inspection during normal working hours to establish the condition of a plumbing installation, or where an inspection requires special arrangements because of time, location, or construction techniques, the additional fee for each such inspection (in addition to other required fees) shall be as set out in Schedule A.

Re-Inspection

- 6.3 Where a third or subsequent inspection of an original infraction of the **Plumbing Code** or this or other bylaw of the **Regional District** the **Owner** shall pay an additional fee as set out in Schedule A.

Violations

- 7.1 Every **person** who violates or causes or allows to be violated a requirement of this bylaw shall be guilty of an offence and of a separate offence each day the violation is caused or allowed to continue.

Penalty

- 7.2 Every **person** who commits an offence contrary to the provisions of this bylaw is liable on summary conviction to a penalty of not more than \$5,000 in addition to the costs of prosecution.

Deleterious Wastes

- 8.1.1 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 drainage system.
- 8.1.2 The **Plumbing Inspector** may require evidence that treated sewage effluent of any premises complies with the requirements of the Ministry of Environment of the Province of British Columbia or the terms of a Pollution Control Permit.
- 8.1.3 All 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.
- 8.1.4 Except by permission for extraordinary circumstances, waste shall not be discharged or permitted to be discharged into a septic tank or other private sanitary drainage 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 4.5 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, benzine, 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.
- 8.1.5 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

- 8.2.1 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 backs into the system.
- 8.2.2 Every opening in a drainage system shall be properly sealed by an approved plug, cap, or cleanout.

Backflow Devices

- 8.3 Backflow devices requiring testing on a regulated basis shall be tested as per manufacturer's specifications and the record will be deposited with the **Sunshine Coast Regional District**.

Fixtures

- 8.4 Fixtures installed in any building serviced by Regional District water system shall comply with the Sunshine Coast Regional District Water Rates and Regulations bylaw.

Severability

- 8.5 If a section, subsection, paragraph, subparagraph or phrase of this bylaw is for any reason declared invalid by a Court of competent jurisdiction, such invalid portion shall be severed from this bylaw and the decision shall not affect the validity of the remaining portions of this bylaw.

Schedules

- 8.6 Schedules A to C are attached here to and form part of this bylaw.

Citation

- 8.7 This Bylaw may be cited for all purposes as "**Sunshine Coast Regional District Plumbing Bylaw No. 400, 1994**".

SCHEDULE A PLUMBING PERMIT FEES AND INSPECTION SERVICE CHARGES

Plumbing Fees

1. **Fixtures** For the purpose of this calculation in addition to the more common plumbing fixtures, hot water storage tanks, automatic washers, built in dishwashers, rod drains and floor drains shall be included as fixtures and be charged at the following rates.
- | | | |
|-------|---|---------------|
| (i) | The minimum fee for a plumbing permit shall be | 50.00 |
| (ii) | The permit fee for each fixture shall be 18.33 per fixture or a maximum of 12 shall be | 220.00 |
| (iii) | The permit fee for each fixture over twelve (12) and to a maximum of twenty-five (25) shall be | 15.00 |
| (iv) | The permit fee for each fixture over twenty-five (25) shall be | 8.00 |
2. **Water Service**
The **permit fee** for each water service shall be:
- | | | |
|------|----------------------------------|--------------|
| (i) | Up to two (2) inches in diameter | 40.00 |
| (ii) | Over two (2) inches in diameter | 50.00 |
3. **Catch Basins etc.**
The **permit fee** for each catch basin, grease interceptor, oil interceptor sewage pump or similar fixtures **50.00**
4. **Fire Sprinklers**
The **permit fee** for each sprinkler system shall be as follows:
- | | | |
|-------|---|--------------|
| (i) | A minimum fee for each system up to a maximum ten (10) sprinkler heads | 50.00 |
| (ii) | For each sprinkler head above the first ten (10) to a Maximum of fifty (50) sprinkler heads | 3.00 |
| (iii) | For each sprinkler head above the first fifty (50) | 2.00 |
| (iv) | Each added zone | 50.00 |
- Each floor level of a building shall be considered as being a separate installation for the purpose of determining fees.
5. **Sanitary Sewer**
The **permit fee** for each sanitary building sewer shall be: **50.00**
- | | | |
|------|---|--------------|
| (i) | Each sanitary building sewer not in excess of 100 feet. | 30.00 |
| (ii) | Each additional 100 feet or part thereof in excess of 100 feet. | 15.00 |

6. **Backflow Prevention Device**
The **permit fee** for each backflow prevention device shall be: **15.00**
7. **Internal Roof Leaders**
The **permit fee** for the installation or alteration of rain water leaders or roof drains per leader or roof drain shall be: **15.00**
8. **Storm Water Drainage**
The **permit fee** for the installation of a storm water drainage system shall be:
 (i) for single and two family dwelling **50.00**
 (ii) for other than single or two family dwelling for the first 500 feet or portion thereof **150.00**
 (iii) for each additional 100 feet or portion thereof **25.00**
9. **Swimming Pools**
The **permit fee** for the installation of **swimming pool** supply and drainage lines, including sump and sewer branch line not over 50 feet in length shall be: **50.00**
10. **Hot Water Heating**
The **permit fee** for the installation of a hot water heating system Including a boiler, supply and return lines shall be as follows:
 (i) for the first floor **85.00**
 (ii) for each floor in addition to the first connected to the same boiler **50.00**
11. **Fire Fighting Supply**
The **permit fee** for each siamese connection, hose station or hose cabinet used for firefighting shall be **40.00**

Service Charges

1. **Special Inspection Fee**
For special arrangements or to check condition of a **plumbing system** the fee shall be **50.00**
2. **Re-Inspection Fee**
In every case where, due to non-compliance with the British Columbia Plumbing Code or provisions of this Bylaw, more than two inspections are necessary, the fee for each inspection after the second inspection shall be: **50.00**

3. **Permit Extension Fee**

For the extension of a plumbing **permit** when required an additional fee shall be paid of twenty percent (20%) to the nearest dollar of the original **permit** fee to a maximum of;

50.00

4. **Double Permit Fee**

For work commenced without a permit a fee of two times the calculated permit fee shall apply.

Application Processing Fee

1. The application processing fee for a **permit** application to construct a **plumbing system** with a **permit** value of more than \$50.00 shall be and that portion of the total charges shall be considered paid.
2. The application processing fee for a **permit** application to construct a **plumbing system** for a multi-family residential, industrial, commercial, assembly and institutional **buildings** shall be twenty-five percent (25%) of the estimated total **permit fee** and that portion of the total charges shall be considered paid.
3. The application processing fee shall not exceed \$5,000.00

50.00

NOTE: THE APPLICATION FEE IS NON-REFUNDABLE

Refund

C 1.1 Where a refund of a **plumbing permit fee** is approved pursuant to Section 4.4.3 it shall be calculated on the following basis;

- (a) the refund is eighty percent (80%) to the nearest dollar of the net **permit fee**.
- (b) for the purposes of clause (a) above, the net **permit fee** means the total **building permit fee** minus the non refundable application processing fee.

SCHEDULE C CONFIRMATION OF INSURANCE COVERAGE
BY REGISTERED PROFESSIONAL

- Note:*
1. *This letter must be submitted along with each Schedule A, B-1 and B-2 before issuance of a **Plumbing permit**. A separate letter must be submitted for each **Registered Professional**.*
 2. *This letter must be submitted along with each Schedule C, Assurance of Professional Field Review and Compliance, after completion of the **building** but before a final inspection is made by the **Plumbing Inspector**. A separate letter must be submitted for each **Registered Professional**.*
 4. *Only an original Schedule printed by the **Regional District** or an unaltered photocopy of this Schedule is to be completed and submitted.*

Sunshine Coast Regional District
1975 Field Road
Sechelt, B.C. V0N 3A1

ATTENTION: Chief Building Inspector

Dear Sir:

Re: _____
Address of Project (Print)

Legal Description of Project (Print)

I hereby give assurance that

- (a) I have fulfilled my obligation for insurance coverage as outlined in the Sunshine Coast **Regional District Plumbing** Bylaw No. 400, Section 4.12.4
- (b) I have enclosed a copy of my certificate of insurance coverage indicating the particulars of such coverage,
- (c) I am a **Registered Professional** as defined in the Sunshine Coast **Regional District Plumbing** Bylaw No. 400, and
- (d) I will notify the **Plumbing Inspector** in writing immediately if the undersigned's insurance coverage is reduced or terminated at any time during **construction**

SCHEDULE C
CONT.

CONFIRMATION OF INSURANCE COVERAGE
BY REGISTERED PROFESSIONAL

Name (Print)

Signed

Date

Address (Print)

Phone

(Affix Professional seal here)

(if the **Registered Professional** is a member of a firm, complete the following).

I am a member of this firm: _____
and I sign and seal this letter on behalf of the firm. (Print name of firm)

Note: The above letter must be signed by a **Registered Professional**. The Sunshine Coast **Regional District Plumbing** Bylaw No. 400 defines a "**Registered Professional**" to mean

- (a) a **person** who is registered or licensed to practice as an architect under the Architects Act, or
- (b) a **person** who is registered or licensed to practice as a professional engineer under the Engineers and Geoscientists Act.