

PROPERTY MAINTENANCE

Chapter 462 PLUMBING - STANDARDS

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Article 1
SHORT TITLE

462.1.1 Citation

This Chapter may be cited as the "Plumbing Standards By-law."

Article 2
INTERPRETATION

462.2.1 An apprentice - defined

"an apprentice" means a person as set out and described in the *Ontario Apprentice Act* and apprenticed to a Plumber.

462.2.2 Area drain - defined

"area drain" means a drain installed to collect surface water from an open area.

462.2.3 Back water valve - defined

"back water valve" means a valve installed in a building drain or building sewer to prevent sewage from flowing back into the building.

462.2.4 Building sanitary drain - defined

“building sanitary drain” means the horizontal piping of sanitary drainage piping in or adjacent to a building or other structure that receives the discharge from sanitary drainage piping and conveys it to the building sanitary sewer and includes off-sets.

462.2.5 Building sanitary sewer - defined

“building sanitary sewer” means that part of sanitary drainage piping outside a building or other structure that connects a building sanitary drain to the main sewer or where the place of disposal of the sewage is on the property to the place of disposal from the property and that commences at a point three feet from the outer face of the wall of the building or other structure and terminates at the property line or place of disposal on the property.

462.2.6 Building storm drain - defined

“building storm drain” means the horizontal piping of storm drainage piping in or adjacent to a building that receives the discharge from storm drainage piping and conveys it to the building storm sewer and includes off-sets.

462.2.7 Building storm sewer - defined

“building storm sewer” means that part of a storm drainage piping outside a building or other structure that connects the building storm drain to the main storm sewer or, where the place of disposal is on the property, to the disposal on the property and that commences at a point three feet from the outer face of the wall of the building or other structure and terminates at the property line or place of disposal on the property.

462.2.8 Catchbasin - defined

“catchbasin” means an inlet structure with an approved sump which collects surface water and is connected to an approved outlet.

462.2.9 City - defined

“City” mean The Corporation of the City of Brantford.

462.2.10 Cleanout - defined

“cleanout” means a device that has a removable cap or plug securely attached to it and is so constructed that it can be installed in a pipe so that the cap or plug can be removed to permit pipe cleaning apparatus to be inserted in the pipe.

462.2.11 Clerk - defined

“Clerk” means the person who may from time to time be appointed by the Council of The Corporation of the City of Brantford to the position of Clerk.

462.2.12 Engineer - defined

“Engineer” means the person who may from time to time be appointed by the Council of The Corporation of the City of Brantford to the position of Engineer.

462.2.13 Fees and Charges By-law - defined

“Fees and Charges By-law” means the City’s Fees and Charges By-law, as amended.

462.2.14 Fixture - defined

“fixture” see plumbing fixture.

462.2.15 Floor drain - defined

“floor drain” means a drain installed below the surface of the ground to collect and convey water from the foundation of a building or other structure.

462.2.16 Foundation drain - defined

“foundation drain” means a drain installed below the surface of the ground to collect and convey water from the foundation of a building or other structure.

462.2.17 General Manager - defined

“General Manager” means the person designated by the City as the General Manager of the Public Works Commission or his/her designate.

462.2.18 Journeyman Plumber - defined

“Journeyman Plumber” means a person other than a Master Plumber who has been employed in plumbing installation and has acquired sufficient skill and knowledge of the trade to be considered a safe and responsible mechanic, and performs plumbing work as a livelihood for a Plumbing Contractor.

462.2.19 Main sewer - defined

“main sewer” means all pipes, conduits, drains, and other equipment and facilities, owned or otherwise under the control or jurisdiction of the City, for collecting, pumping and transporting wastewater and includes all such pipes, conduits, drains and other equipment and facilities that connect with those of the City but does not include a Public Sewer Lateral or a Private Sewer Lateral.

462.2.20 Maintenance - defined

“maintenance” means a person employed to maintain and keep in good condition the plumbing, sewerage and drainage lines and to repair cocks, valves and leaks within a building or upon premises owned and/or used by his/her employer and “maintenance” means to preserve

and keep said plumbing and appurtenances in their present state and not to add to or change its location.

462.2.21 Master Plumber - defined

“Master Plumber” means a person who is certified in the Province of Ontario as a Journeyman Plumber, who is qualified in the planning, superintending and installation of plumbing, is familiar with the laws, rules and regulations concerning the same and who performs plumbing work.

462.2.22 Master Plumbing Contractor - defined

“Master Plumbing Contractor” means a person who is certified by the Province of Ontario and who is certified by the City of Brantford as a Master Plumber, is qualified in the planning, superintending and installation of plumbing, is familiar with the laws, rules and regulations governing the same, and who himself/herself or with Journeyman Plumbers in his/her employ performs plumbing work.

462.2.23 Owner - defined

“owner” means the owner of the private property, as identified in the records of the Brant Land Registry Office (No. 2).

462.2.24 Person - defined

“person” includes an individual, an association, a charitable organization, a firm, a partnership or a corporation.

462.2.25 Plumbing - defined

“plumbing” means the pipes for distributing water supply, fixtures for using water, and the soil and waste pipes for removing water and sewage, together with fitting and appurtenances of various kinds, all within or adjacent to the building and the building sewer, and shall include pipes of the drainage system.

462.2.26 Plumbing Contractor - defined

“Plumbing Contractor” means a person who is not himself/herself qualified as a Master Plumber, who carries on a business performing plumbing work in the City of Brantford and regularly employs at least one Master Plumber (who is not carrying on any separate plumbing business or work), and whose name appears on the face of the contractor’s licence when one is issued.

462.2.27 Plumbing fixture - defined

“plumbing fixture” means a receptacle, including a floor drain, that received water, liquids, or waterborne wastes, and discharges any of them into a drainage system or any receptacle that is permanently connected to a plumbing system.

462.2.28 Plumbing Inspector - defined

“Plumbing Inspector” means the person who may from time to time be appointed by the Council of The Corporation of the City of Brantford to the position of Plumbing Inspector.

462.2.29 Plumbing system - defined

“plumbing system” means, severally and individually, the water distribution system, all fixtures and fixture traps, drainage system, the house sewer, and private sewage disposal system all leaders, together with all their devices, appurtenances and connections.

462.2.30 Private drain connection - defined

“private drain connection” means that part of the drainage system which connects a building sewer to a main sewer and is situate within the limits of the highway.

462.2.31 Private property - defined

“private property” means property owned by the owner and served by the main sewer, and the public and private sewer laterals.

462.2.32 Private sewer lateral - defined

“private sewer lateral” means the section of sewer piping on private property from the building or structure that it serves to the public sewer lateral, which is intended to receive only sewage.

462.2.33 Public property - defined

“public property” means property owned by The Corporation of the City of Brantford.

462.2.34 Public sewer lateral - defined

“public sewer lateral” means the section of sewer piping on public property from the property line to the main sewer, which is intended to receive only sewage.

462.2.35 Sanitary private drain connection - defined

“sanitary private drain connection” means a private drain connection to carry sewage but no storm water.

462.2.36 Sewage - defined

“sewage” means any liquid waste containing animal, vegetable or mineral matter in suspension or solution but does not include storm water.

462.2.37 Sewer or Drain Contractor - defined

“Sewer or Drain Contractor” means a person who is qualified in the planning, superintending and installation of pipes for the conveyance of sewage and is familiar with the laws, rules and regulations governing the same, and who himself/herself, or by Sewer or Drain Layers in

his/her employ, performs the work of laying sewers or drains outside of buildings.

462.2.38 Sewer or Drain Layer - defined

“Sewer or Drain Layer” means a person, other than a Sewer or Drain Contractor, who has been employed in sewer or drain laying and has acquired sufficient skill and knowledge of the trade to be considered a safe and responsible mechanic, and who performs sewer or drain laying as a livelihood, for a Sewer or Drain Contractor.

462.2.39 Shall - mandatory - plural - singular - tense

“shall” is mandatory and not directory; words in the plural include the single number; words in the present tense include the future.

462.2.40 Storm private drain connection - defined

“storm private drain connection” means a private drain connection to carry storm water and other water permitted into storm sewers under the provisions of the Industrial Waste By-law but no sewage or other wastes.

462.2.41 Storm water - defined

“storm water” means rain water, melted snow or ice and water in the subsoil.

462.2.42 Treasurer - defined

“Treasurer” means the person who may from time to time be appointed by the Council of The Corporation of the City of Brantford to the position of Treasurer.

Article 3

GENERAL PROVISIONS

462.3.1 Applicable - all properties - in City

The provisions of this Chapter shall apply to all properties within the boundaries of The Corporation of the City of Brantford.

462.3.2 Conformity - with Chapter - required

No plumbing or drains shall be installed and no plumbing or drains shall be used within the City of Brantford, except in conformity with the provisions of this Chapter.

462.3.3 Administration - enforcement - Engineer - delegates

This Chapter shall be administered and enforced by the Engineer and/or those persons who may from time to time be delegated by the Engineer to enforce any part or all of the provisions of this Chapter.

462.3.4 Compliance - Construction Safety Act

All work done within the scope of this Chapter shall be done in compliance with the *Occupational Health and Safety Act* and Regulations made thereunder, Ministry of Labour and any other applicable Regulation or by-law.

Article 4**STANDARDS - HIGHER - UPHELD****462.4.1 Prohibited - provisions - other**

No regulations or provision contained in this Chapter shall be so construed as to, purport to permit anything which is prohibited by any other by-law of the City of Brantford, or by any Act or Regulation of the Province of Ontario.

462.4.2 Conflict - other - by-law - Chapter - Act - Regulation

Where any conflict exists between this and any other by-law, Act, or Regulation, the more restrictive regulation or provision shall apply.

Article 5**OWNER - RESPONSIBILITY - DUTIES****462.5.1 Compliance - with Chapter - required**

Neither the granting of a permit nor the approval of the drawings and specifications for plumbing or drainage in a building nor inspections made by the Plumbing Inspector during the installation of plumbing and/or drains shall in any way relieve the owner of such building from full responsibility for carrying out the work in accordance with the requirements of this Chapter.

462.5.2 Inspection - permit - any reasonable time

Every owner of property shall permit any person delegated by this Chapter to make inspections, to enter any building or premises at any reasonable time for the purpose of administering or enforcing this Chapter.

462.5.3 Permit - obtain

Every owner of property shall obtain, where applicable, from the appropriate authority, permits relating to building, zoning, grades, sewers, water mains, plumbing, signs, blasting, street occupancy, electricity, highways and all other permits required in connection with the proposed work.

462.5.4 Notice - 48 hours - before start

Every owner of property shall give to the Plumbing Inspector at least 48 hours notice of the intention to start work on the building site.

462.5.5 Notice - stages - of installation

Every owner of property shall give notice to the Plumbing Inspector:

- (a) when “roughing in” is completed;
- (b) when fixtures are installed;
- (c) when a building is completed and is ready for occupancy.

462.5.6 Conform - other conditions - required by Engineer

Every owner of property shall conform with other conditions as may be required by this Chapter or by the Engineer.

462.5.7 Records - maintain - make available for inspection

Where tests of any materials are made to ensure conformity with the requirements of this Chapter, records of the test data shall be kept available for inspection during the installation of the plumbing and/or drains and for such a period thereafter as may be required by the Engineer.

Article 6**PERMIT - REQUIRED****462.6.1 Commencement - without permit - prohibited**

No person shall commence or continue any of the work referred to in the Chapter unless the owner of the building in respect of which the work is to be carried out, has obtained a plumbing or drain permit or both when required by the Chapter.

462.6.2 Commencement - without part permit - prohibited

No person shall commence or continue any part of the work referred to in this Chapter for which a part permit is required by this Chapter, unless a permit to carry out that part of the work has been obtained.

462.6.3 Commencement - without other permits - prohibited

No person shall commence or continue any part of the work referred to in this Chapter in respect of which a permit is required under any other by-law unless he/she has obtained a permit under such other by-law.

462.6.4 Non-compliance - Acts - Regulations - prohibited

No person or persons shall do any work in connection with the plumbing in any building within the City of Brantford unless such plumbing conforms with the requirements of Regulation 647 under the *Ontario Water Resources Act* as amended by Ontario Regulation 344/71, 209/72, 158/73.

Article 7
PERMITS - ISSUE

462.7.1 Conformity - Plumbing Inspector - may issue

Where an application has been made and the proposed work set out in the application conforms with this Chapter, and all other applicable by-laws, the Plumbing Inspector may issue a permit for which the application is made.

462.7.2 Conditions - work commenced - conformity

Every permit is issued under the following conditions:

- (a) every permit shall be granted in such form that it shall expire if no work is commenced within a period of six months from the date of its issue;
- (b) that work once started is not to be discontinued or suspended for a period of more than one year; and
- (c) conformity to all the foregoing conditions or such other conditions as the Plumbing Inspector may deem advisable.

462.7.3 Work - other than specified - referral

The Plumbing Inspector shall refer to the Engineer such plans and specifications for any work that is not provided for in this Chapter and for which an application for a plumbing permit has been received.

462.7.4 Approval - required - work not specified

No permit shall be issued for work referred to in Section 462.7.3 without the prior approval of the Engineer.

462.7.5 Application - contents - information

The application referred to in Section 462.7.1 shall:

- (a) be made in the form prescribed by the Engineer;
- (b) be signed by the applicant;
- (c) state the intended use of the building;
- (d) include copies in duplicate of the specifications and scale drawings of the buildings with respect to which the work is to be carried out; and
- (e) contain such other information required by this Chapter or by the Engineer.

462.7.6 Violation - revocation - by Engineer - Council

The Engineer may revoke or recommend to Council the revocation of a permit where there is a violation of:

- (a) any condition under which the permit was issued; or
- (b) any provision of this Chapter.

462.7.7 Posted - plans - specifications - conspicuous place

The person to whom a permit is issued, shall, during construction, keep:

- (a) posted in a conspicuous place on the property in respect of which the permit was issued, a copy of the plumbing permit or an approved poster or placard in lieu thereof; and
- (b) a copy of the approved drawings and specifications referred to in Section 462.7.5 (d) on the property in respect of which the permit is issued.

Article 8

PLUMBING INSPECTOR - DUTIES - POWERS

462.8.1 Records - kept - copies retained - time

The Plumbing Inspector shall, under the direction of the Engineer, keep proper records of all applications received, permits and orders issued, inspections and tests made, and shall retain copies of all papers and documents connected with the administration of his/her duties, for such period of time as decreed by Council.

462.8.2 Entry - right of - to enforce Chapter

The Plumbing Inspector may enter any building or premises at any reasonable time for the purpose of administering or enforcing this Chapter.

462.8.3 Violation - notice - effect of

The Plumbing Inspector may, cause a verbal and/or written notice to be delivered to the owner of any property directing him/her to correct any condition where, in the opinion of the Plumbing Inspector, that condition constitutes a violation of this Chapter.

462.8.4 Tests - ordered - proof of compliance - required

The Plumbing Inspector may, direct that tests of materials, devices, construction methods, be made, and that sufficient evidence or proof be submitted, at the expense of the owner, where such evidence or proof is necessary to determine whether the material, device or construction meets the requirements of the Chapter.

462.8.5 Tests - unsatisfactory - permit refused

The Plumbing Inspector may refuse to issue a permit where in his/her opinion the results of tests referred to in Section 462.8.4 are not satisfactory.

462.8.6 Certification - by Professional Engineer - required

The Plumbing Inspector may, when he/she deems it advisable, require certification by a Professional Engineer registered to practice in the Province of Ontario, that plans and specifications submitted comply with the provisions of the Chapter.

Article 9**PLUMBING PERMIT - MANDATORY****462.9.1 Commencement - without permit - prohibited**

No person shall perform any plumbing work within the limits of The Corporation of the City of Brantford on private property until a permit has been obtained.

462.9.2 Permit issued - holder responsibility

The issuance of a permit by the City of Brantford shall not relieve the applicant for the permit of the responsibility for applying for and receiving any or all other necessary permits as required by any regulations of the Province of Ontario or any by-law of the City of Brantford.

Article 10**DRAIN/SEWER PERMIT - MANDATORY****462.10.1 Commencement - without permit - prohibited**

With the exception of work done by duly authorized employees of the Corporation, no person shall perform or commence the work of constructing, reconstructing, repairing, installing, altering or connecting the whole or any part of any building sewer or private drain connection on City property or any appurtenances thereof except pursuant to a permit signed by the Engineer or a duly authorized assistant in accordance therewith. By-law 57-74, 29 April, 1974.

462.10.2 Apply - office - Plumbing Inspector - fees

Persons applying for permits shall make application on the prescribed form and shall provide such plans and further information with regard to the proposed work as may be required by the Plumbing Inspector, and shall pay to the Treasurer of The Corporation of The City of Brantford the following fees which shall be paid upon application for the plumbing permit and any related building permit:

- (a) \$9 per \$1000 of total estimated value of plumbing and drain work or part thereof;
- (b) notwithstanding Section 462.10.2(a), the minimum permit fee shall be \$25. By-law 203-90, 10 December, 1990.

462.10.3 Compliance - Ontario Water Resources Act - Chapter

Specifications for all proposed work for which a permit is applied for shall be in accordance with the specifications required by Ontario Regulation 815/84 under the *Ontario Water Resources Act*, as amended by Ontario Regulations 675/85, 588/88 and 734/88 respecting plumbing and sewers as amended from time to time, in accordance with the requirements of this Chapter.

462.10.4 Permit issued - holder responsibility

When the application for a permit indicates that the proposed work will conform to the requirements of the said regulations and provisions of this Chapter, the Plumbing Inspector shall issue a permit and the work may be proceeded with, provided neither the granting of the permit nor the approval of the 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 terms of this Chapter.

462.10.5 Departure - from plans - written approval required

After a permit has been issued, no departure shall be made from the plans or specifications or description submitted with the application for such permit, without the written approval of the Plumbing Inspector.

Article 11**BOND****462.11.1 Permit - not issued - until deposit**

No permit shall be issued until the person who is to do the work has deposited with The Corporation of the City of Brantford an indemnity bond in a form satisfactory to the Treasurer for the following amounts:

- (a) for work on City property, a sum of \$5,000 for work performed during each year and for a period of one year after completion thereof.

462.11.2 Issued - licensed surety company

All bonds shall be issued by a surety company licensed to carry on business in Ontario.

462.11.3 Indemnify Corporation - against claim for damages

The bonds shall indemnify the Corporation against all damages, actions, costs and expenses it may pay, incur or be put to by reasons of any claim for damages or injury caused by the negligence of the said person or his/her agents, or workmen or by want of repair during the period mentioned in Section 462.11.1.

462.11.4 Guarantee payment - all costs incurred

The bonds shall guarantee payment to the Corporation of the cost of all works and repairs rendered necessary by, or resulting from the performance of the work for which the permit was issued.

**Article 12
INSURANCE****462.12.1 Property damage - public liability - City co-insured**

Any person involved in the work on City of Brantford property of constructing, reconstructing, installing, altering, repairing or connecting to any building sewer or private drain connection shall have on deposit with The Corporation of the City of Brantford a certificate of insurance in the amount of \$500,000 for property damage and public liability in the joint names of the person and the said Corporation of the City of Brantford, paid up to a date subsequent to the date of completion of the work for which the permit is issued.

462.12.2 Issued - licensed company

Such insurance is to be issued by a Company licensed to carry on business in Ontario.

**Article 13
EXCAVATION****462.13.1 Separate permit - Street Cut By-law**

If any excavation in the highway is involved, a separate permit to do so is required pursuant to the provisions of the Street Cut By-law.

462.13.2 Owner - own property

An owner may do work as cited in Section 462.13.1 within the boundaries of his/her own property.

462.13.3 Occupational Health and Safety Act - applicable

In all cases, the provisions of the *Occupational Health and Safety Act* shall apply.

**Article 14
DESIGN - CONSTRUCTION - CONNECTION****462.14.1 Satisfaction - Engineer**

Every building sewer and private drain connection shall be designed, constructed and installed to the satisfaction of the Engineer.

462.14.2 Joints - completed - approved material - clean - smooth

All joints shall be completed in a proper workman-like manner using approved materials, and finished clean and smooth on both inside and outside of the pipe.

462.14.3 Depth of cover - street property line

The depth of cover at the street property line shall be at least six feet to the top of the pipe below the finished surface level of the roadway or where necessitated by the elevation of the main sewer at such higher elevation as may be required to make an effective connection.

462.14.4 Building drain - installed - below basement floor

Wherever possible, every building drain shall be installed at an elevation below the basement floor.

462.14.5 Lift system - where required - approved

In every building in which a building drain is too low to permit gravity flow to the main sewer, the sewage or storm water shall be lifted by an approved system and discharged to the appropriate building sewer.

462.14.6 Improper connection - prohibited

No person shall connect any building sanitary sewer to any building drain other than a building sanitary drain, or any storm water building sewer to any building drain other than storm water building drain.

462.14.7 Building sewer - installation - conditions precedent

No person shall perform any work of installing a building sewer until the main sewer is in operation and the private drain connection installed without the specific approval of the Engineer. Where such approval is granted, the upper end of the building sewer shall be properly stopped, covered and protected at completion.

462.14.8 Good engineering practice - observed - location

Every building sewer and private drain connection throughout their length from the main sewer to the building or other place to be drained, shall be laid in accordance with good engineering practice and at least two feet from the nearest existing or proposed water service pipe, measured horizontally to the nearest point of such service pipe.

462.14.9 Capacity - adequate - approval - by Engineer

No person shall install any building sewer or any private drain connection, of a capacity which in the opinion of the Engineer is less than adequate, or of a diameter less than that of the building drain, or of a diameter less than four inches in any event, and no person shall connect any building sewer to any building, drain or to any private drain connection where this requirement has not been met.

462.14.10 Backfilling - before inspection - approval - prohibited

The person to whom the permit is issued shall be responsible that no part of a building sewer or private drain connection shall be backfilled or hidden from view, until notice has been given to, and the work inspected by the Engineer or one of his/her duly authorized inspectors; and it shall be an offence for any person to backfill or otherwise obstruct from view any part of a building sewer or private drain connection until notice has been given, the inspection carried out and the work approved.

462.14.11 Pipe hidden - exposed - permit holder expense

In the event the pipe has been hidden from view by backfilling or otherwise, the holder of the permit shall be responsible for exposing the pipe at his/her own expense in order that the inspection can take place.

462.14.12 Use - existing drain connection

An existing private drain connection shall not be used as an outlet for a new building sewer until it has been determined by exposure at the property line that it is of adequate size, depth, in good condition and is the proper outlet (storm or sanitary).

462.14.13 Clean-out - in building - readily accessible

A clean-out in a building shall be so installed as to be readily accessible.

462.14.14 Clean-out - underground - readily accessible

Where a clean-out is fitted to a pipe underground, the clean-out shall be made readily accessible.

462.14.15 Clean-out - specifications

Every clean-out shall be of the gasket-and-bolt type, or of the hub-and-ferrule type, and the nut on a clean-out shall be of brass or other equally non-corroding material.

Article 15**MANHOLES - INSTALLATION****462.15.1 Industrial waste - sewer - owners expense**

Manholes shall be constructed and installed by the owner at his/her own expense, where directed by the Engineer, on every building sewer carrying industrial wastes.

462.15.2 Other category - directed by Engineer

When in the opinion of the Engineer, a building of another category is of such type that a manhole is required on the building sewer, the owner shall install such a manhole at his/her own expense.

462.15.3 Location - on owner property

The manhole shall be located on the owner's property immediately adjacent to the property line or at some other approved location on the property.

462.15.4 Design - requirements - specifications - Engineer

The manhole shall be designed, constructed and installed in accordance with the requirements and specification of the Engineer.

462.15.5 Accessible - maintained - safe condition - by owner

The manhole shall be readily accessible and maintained in a safe condition by the property owner.

462.15.6 Sampling - measuring device - owner expense

The manhole shall incorporate a sampling and measuring device at the owner's expense where directed by the Engineer and to his/her specifications.

462.15.7 Private drain connection - directed by Engineer

A manhole shall also be constructed and installed by the owner at his/her own expense at the main sewer for every private drain connection that, in the opinion of the Engineer, cannot otherwise be connected in a satisfactory manner.

Article 16**SANITARY SEWER CONNECTIONS - REGULATIONS****462.16.1 Every building - with plumbing fixtures**

Every building in which plumbing fixtures are installed shall have a connection to a public sewer or to a private sewage disposal system.

462.16.2 Pass - under building not served - approval required

Unless otherwise approved by the Engineer, no sanitary sewer shall pass under any building, other than the building it serves.

462.16.3 Extension - front - rear building - approval required

Where one building is separate and located to the rear of another building on an interior lot, and no other sewer connection is available, the consent of the Engineer shall be required in order to extend the plumbing system of the building at the front to the rear building, and whole shall be considered as one building sanitary sewer.

462.16.4 Use - existing building sewers - connections - tests

Existing building sewers may be used in connection with new buildings or new plumbing only when they are found, on examination and tested in accordance with the provisions of Section 462.8.4 to conform in all respect to the requirements of this Chapter.

462.16.5 Improper connection - prohibited

No person shall connect, or cause to be connected, the plumbing system of any building, lot, premises or establishment, otherwise than with that portion of the public sewer system intended for it as shown by the records in the office of the Engineer.

462.16.6 Building sewer - joint conveyance - prohibited

No person shall install any building sewer for the joint conveyance of both sewage, ground or surface water.

462.16.7 Owner - installer - responsible - connections correct

Every owner, contractor or other person installing a building sewer shall be responsible to make sure that it is either a building sanitary sewer or a building storm sewer and that they be connected to the proper drain connection.

462.16.8 Area drains - catchbasins - proper connection

Every area drain and catchbasin and all subsurface drainage shall be connected to building storm sewers only.

462.16.9 Private connection - joint conveyance - prohibited

No person shall install any private drain connection for joint conveyance of sewage or ground and surface water.

462.16.10 Owner - installer - responsible - connections correct

Every owner, contractor, or other person installing a private drain connection shall be responsible to make sure that it is either a sanitary private drain connection or a storm private drain connection and that they be connected to the proper sewer.

462.16.11 Installer - make corrections - own expense

If installed incorrectly, the person installing such connection shall make all necessary corrections at his/her own expense and to the satisfaction of the Engineer.

462.16.12 Connections - limited

No permit shall be issued for connecting into one building sewer or into one private drain connection more than:

- (a) one single family dwelling;
- (b) one duplex or three family dwelling (under one ownership);
- (c) one four family or apartment building (under one ownership);
- (d) one dwelling of a row of dwellings;
- (e) one lot, building or premises.

462.16.13 Subdivision - each lot - independently drained

When any part of land which is drained to a main sewer is subdivided, each part into which it is subdivided shall be drained by building sewers and private drain connections which are not connected with any other premises.

462.16.14 Exception - attached dwellings - right angle to street

Provided, however, that where a row of attached dwellings or dwelling units are at right angles or approximately at right angles to the street in which the main sewer to which they are to be drained is located, all will be allowed so long as each dwelling unit has its own separate building drain connected to a common building sewer and so long as all the dwelling units remain in the same ownership.

462.16.15 Floor drain - connection to storm sewer - prohibited

No floor drain shall be connected to a storm sewer.

462.16.16 Cleanout - installation - requirements

Every building sanitary drain must have cleanouts which shall be installed as follows:

- (a) in the building sanitary drain as near as practical to the inner face of the wall through which the drain passes;
- (b) at the up-slope side of each change in direction of the building sanitary drain.

Article 17**PRIVATE SANITARY SYSTEMS - SEPTIC TANKS****462.17.1 Outside facilities - prohibited - exception**

No owner, lessee or occupant of land in any area abutting on any highway in the City of Brantford on which a sanitary sewer has been installed, shall construct, use, or have upon any such land so occupied, any outside toilet, water closet, privy, privy vault, cesspool or septic tank, except as hereinafter provided.

462.17.2 Health Unit - permission - required

No person shall construct or maintain any private system of disposal of excremental matter or sewage except upon permission by the Brant County Health Unit.

462.17.3 Application - for permission - description - location

Application for permission shall be accompanied by a detailed description of the system and its location on the premises of the applicant.

statute citation is being made to an outdated statute - Public Health Act.

462.17.4 Nuisance - connection - existing sewer - notice

Where, in the opinion of the Medical Officer of Health a private system of disposal of sewage is a nuisance within the meaning of the *Public Health Act*, R.S.O. 1970, c. 227, and a connection may be made to an existing sanitary sewer within 150 feet, the connection must be made within thirty days after written notice thereof has been given to the owner of such premises, and the existing private system of disposal shall be cleaned, filled, removed or destroyed within a period of ten days after the connection has been made to the City sewage system.

462.17.5 Discharge - septic waste - watercourse - prohibited

No person shall discharge or allow the discharge of septic tank waste directly or indirectly into any sewer or drain, or onto land, or into any drainage works that are capable of discharging into any well, pond, reservoir, lake, spring, stream, river or other watercourse where the quality of the water will be polluted.

462.17.6 Discharge - septic waste - City system - exception

Notwithstanding Section 462.17.5, the discharge of septic tank waste to the City's sewerage system, will be permitted in conformity with the provisions of By-law 11-72 and amendment thereto.

462.17.7 Medical Officer of Health - order - installation

All owners, lessees or occupants of dwellings or buildings on lands abutting on any highway within the limits of the City of Brantford on which no sanitary sewer has been installed shall, within thirty days after the order of the Medical Officer of Health for Brant County, delivered in writing, install a septic tank in accordance with specifications as to the order shall require and shall forthwith close and fill up all or any outside toilets, water closets, privies, privy vaults, or cesspools existing on the property.

462.17.8 Non-compliance - installed - by City - owner expense

In the event of the owner of any land failing to make proper connections to the sanitary sewer for the collection, treatment and disposal of sewage, or to construct a septic tank within the time required, the work may be undertaken by the City of Brantford upon the approval of the Council of the Corporation of the City of Brantford on the recommendation of the Medical Officer of Health or Engineer and all costs in respect thereof shall form a lien and charge upon the land, and such costs shall be collected in the same manner and with like remedies as ordinary taxes on land are collected under the provisions of the *Assessment Act*.

Article 18
STORM SEWER CONNECTIONS - REGULATIONS

462.18.1 Pass - under building not served - approval required

Unless otherwise approved by the Engineer, no storm sewer shall pass under any building other than the building it serves and the entire storm drainage system of every building or premises shall be separate from and independent of that of every other buildings or premises, and shall have an independent connection with a public storm sewer.

462.18.2 Extension - front - rear building - approval required

Where one building is separate from and located to the rear of another building on an interior lot, and no other storm sewer connection is available, the consent of the Engineer shall be required in order to extend the drainage system of the buildings at the front to the rear building and the whole shall be considered as one building storm sewer.

462.18.3 Use - existing building - storm sewers

Existing building storm sewers may be used in connection with new buildings only when they are found, on examination and test in accordance with Section 463.8.4 to conform in all respects with this Chapter.

462.18.4 Engineer - may order - owner - connect footing tile

Where the Engineer or his/her duly authorized representative has knowledge that existing soil or ground water conditions are questionable, the owner shall be directed to connect footing tile to the main sewer in a manner prescribed by the Engineer.

462.18.5 Clean-outs - installation - requirements

Storm drain clean-outs shall be installed as follows:

- (a) in the building storm drain as near as practical to the inner face of the wall through which the drain passes;
- (b) at or as close as practical to the foot of each vertical rainwater leader and so that it is readily accessible;
- (c) at the up-slope side of each change in direction of the building storm drain.

462.18.6 Foundation drain pipe - drainage

Foundation drain pipe or tile shall drain to a sewer, drainage ditch, or dry well.

Article 19
CATCHBASINS - REGULATIONS

462.19.1 Area - designated - as required by Engineer

When required by the Engineer, every open area, paved or otherwise, that is used for parking, storage or display shall be drained by catchbasins and building storm sewers as set out in Section 462.19.2 through 462.19.5 inclusive.

462.19.2 Area - up to 7,000 sq. ft. - 1 catchbasin

One catchbasin shall be provided for areas up to 7,000 square feet of open or paved area.

462.19.3 Area - excess 7,000 sq. ft. - determined - by Engineer

For areas larger than 7,000 square feet, the number of catchbasins to be used and the pipe sizes shall be determined using accepted engineering principles and subject to the approval of the Engineer.

462.19.4 Sump - 18" in depth - below invert

Each catchbasin shall have a sump at least 18 inches in depth below the invert of the building storm sewer.

462.19.5 Minimum pipe diameter - connection - 10" - exception

Unless otherwise approved by the Engineer, the minimum pipe diameter for a catchbasin connection to the storm sewer main shall be 10 inches.

462.19.6 Run-off - roof - drained - storm sewer system

The run-off from a roof or paved area from all multi-family, commercial, institutional and industrial developments shall be drained into a storm sewer system where such is available.

462.19.7 Run-off - across pedestrian walkway - prohibited

The run-off from a roof or paved area shall not be directed across that part of the surface of a road allowance used by pedestrians as a walkway.

Article 20
RAINWATER LEADERS - REGULATIONS

462.20.1 Improper use - vent pipe - prohibited

A rainwater leader shall not be used for a soil, waste or vent pipe, and a soil, waste or vent pipe shall not be used for a rainwater leader.

462.20.2 Connection - foundation drain - prohibited

A rainwater or other waste pipe shall not be connected to a foundation drain.

462.20.3 Backwater valve - discharge - downstream side

Where there is a backwater valve, a rainwater leader shall discharge to the storm sewer on the downstream side of the valve.

462.20.4 Connection - horizontal drain - minimum diameter

No rainwater leader shall be connected to a horizontal storm drain less than four inches in diameter.

**Article 21
HYDRAULIC LOAD**

462.21.1 Rainwater leader - maximum - Table I

The hydraulic load that is drained to a vertical circular rainwater leader shall not exceed the number of square feet set forth in Table I according to the diameter of the leader.

TABLE I

Circular Leader		Non-Circular Leader	
Diameter of Leader In.	Max. Load Sq. Ft.	Area of Leader Sq. In.	Max. Load Sq. Ft.
2	720	3.14	650
2½	1,300	4.90	1,170
3	2,200	7.07	1,980
4	4,600	12.57	4,140
5	8,650	19.63	7,785
6	13,500	28.27	12,150
8	29,000	50.26	26,100
Column 1	Column 2	Column 3	Column 4

Note: This table is based on gravity flow in a full pipe and a maximum rate of rainfall of four inches per hour.

462.21.2 Leader - square - rectangle - equivalent diameter

The equivalent diameter of a square or rectangular leader may be taken as the diameter of that circle which may be inscribed within the cross-sectional area of the leader.

462.21.3 Semi-circular roof gutter - maximum - Table II

The hydraulic load that is drained to a semi-circular roof gutter shall not exceed the number of square feet set forth in Table II according to the diameter and slope of the gutter.

TABLE II

Diameter of Gutter

Diameter of Gutter Inches	Area of Gutter Sq. In.	Maximum Load on Gutter, Square Feet Slope of Gutter, Inches, Feet			
		1/16	1/8	¼	½
3	3.53	170	240	340	480
4	6.28	360	510	720	1,020
5	9.82	625	880	1,250	1,770
6	14.14	960	1,360	1,920	2,770
7	19.24	1,380	1,950	2,760	3,900
8	25.13	1,990	2,800	3,980	5,600
10	39.27	3,600	5,100	7,200	10,000
Column 1	Column 2	Column 3	Column 4	Column 5	Column 6

NOTE: This table is based on gravity flow in a full pipe and a maximum rate of rainfall of four inches per hour.

462.21.4 Area - gutter - not semi-circular - converted

The cross-sectional area of gutters which are not semi-circular must be converted before applying the table in Section 462.21.3.

462.21.5 Horizontal pipe - maximum - Table III

The hydraulic load that is drained to a horizontal pipe in a storm drainage system within a building shall not exceed the number of square feet set forth in Table III according to the diameter and slope of the pipe.

TABLE III

Diameter of pipe sq.ft. Drain or Sewer inches	Maximum load on pipe, drain or sewer, Slope of Pipe, Drain or Sewer, inches/ft.		
	1/8	¼	½
3	822	1,160	1,644
1,880	2,650	3,760	5,340
4,720	6,680	9,350	13,050
10,700	11,500	16,300	23,000
10	20,700	29,200	41,400
12	33,300	47,000	66,600
15	59,400	84,000	119,000
Column 1	Column 2	Column 3	Column 4

NOTE: This table is based on gravity flow in a full pipe and a maximum rate of rainfall of four inches per hour.

Article 22
ASSESSMENT - LANDS - NOT DIRECTLY SERVED
NOT SPECIALLY ASSESSED

462.22.1 Owner - \$1/foot frontage - annually - 10 years

Where a parcel of land does not abut on a highway in which there is a main sewer to which such land may readily be drained but there is some other sewer to which the land may be readily drained and for the cost of which such parcel has not been specially assessed, such parcel may be drained to such other main upon the consent of the Council and the execution and registration of an agreement in the form Schedule 'A', and the owner of the land shall pay annually for a period of 10 years a rental rate of \$1 per foot of frontage of such land.

462.22.2 Owner - install connection - own expense

In addition, the owner shall be responsible for installing the private drain connection at his/her own expense from the main sewer to the property line.

462.22.3 Improvement rates - instalments - cancelled

Provided that where any such land is charged with local improvement rates or other sewer construction rates at any time within such ten-year period, the remaining instalments of the rental rate shall be cancelled.

462.22.4 Special rate - storm and sanitary sewer

Where a parcel of land abuts on a highway in which there is a storm and sanitary sewer to which such land may be readily drained and for the cost of which such parcel may be connected to such sewer or sewers in the manner herein provided and the owner of such land shall make a cash payment as determined by the Corporation or shall pay annually for a period of 15 years a special rate determined by the Corporation based on current costs and interest rates. Such rates or payments do not include the cost of the private drain connection.

462.22.5 Special rate - sanitary sewer only

Where a parcel of land abuts on a highway in which there is a sanitary sewer only to which such land may be readily drained and for the cost of which such parcel has not been specially assessed, such parcel may be connected to such sewer in the manner provided herein and the owner of such land shall pay a cash payment as determined by the Corporation or shall pay annually for a period of 15 years a special rate as determined by the Corporation based on current costs and interest rates. Such rates or payments do not include the cost of the private drain connection.

462.22.6 Special rate - entered in roll - collection

All special rates shall be entered in the collector's roll and collected in the same manner as realty taxes.

Article 23**INSPECTION OF CONNECTION - BUILDING
DEMOLISHED - REMOVED****462.23.1 Private drain - exposed - notify inspector - plug**

Where a building is removed or demolished, the owner shall be responsible that every private drain connection is exposed and reasonable notice given to the Engineer so that it may be inspected, and if the same meets the requirement of the Chapter, and is in good condition, the owner shall be responsible that it is properly plugged.

462.23.2 Building - removal - demolition - permit required

The building regulations require that a building permit be obtained before a building is removed or demolished.

Article 24**VACANT LOTS - FILLING - DRAINING****462.24.1 Owner responsible - condition - not public hazard**

The owner of any ground, yard, or vacant lot, shall be responsible for its proper drainage, and maintain the property in such condition that it will not constitute a public hazard. By-law 57-74, 29 April, 1974

Article 25**BUILDING SEWERS - PRIVATE DRAIN
CONNECTIONS - STOPPAGES****462.25.1 Maintenance - repair - responsibilities - City - owner**

The owner of a property serviced by the main sewer shall be responsible for maintaining and repairing the private sewer lateral and the City shall be responsible for maintaining and repairing the public sewer lateral.

462.25.2 Blockage - call to City - fees may be applicable to owner

When a sewer blockage occurs between the building or structure served by the main sewer, the owner or occupant may call the City to investigate and clear the blockage. In cases where the City forces are called out, and an investigation determines the location of the blockage is in the private sewer lateral, the owner or occupant shall pay all applicable fees and charges, as outlined in the City's Fees and Charges By-law, as amended from time to time.

462.25.3 Blockage owner responsibility - determined by City

Despite Section 465.25.2, where the City, in its sole discretion, determines that the blockage is in the public sewer lateral, but was caused in whole or in part, by the owner or occupant of the private property, the said owner or occupant shall pay all applicable fees and charges, as outlined in the City's Fees and Charges By-law, as amended from time to time.

462.25.4 Private sewer lateral - owner responsibility

The owner of property is responsible for all costs of replacing a private sewer lateral.

462.25.5 Public sewer lateral - City responsibility

The City is responsible for all costs of replacing a public sewer lateral.

462.25.6 Private sewer lateral - public sewer - replacement

If the owner is replacing the private sewer lateral, the owner may apply to the City to have the public sewer lateral replaced.

462.25.7 Public sewer lateral replacement - eligibility

A public sewer lateral is eligible to be replaced at the City's expense under the following conditions:

- (a) The property is zoned for residential use pursuant to the City's Zoning by-law; and
- (b) The public sewer lateral is deemed by the General Manager to not meet the City's standards and specifications.

462.25.8 Public sewer lateral replacement - City discretion

A public sewer lateral that meets the eligibility criteria in Section 462.25.7 may be replaced by the General Manager, on behalf of the City, in the General Manager's sole discretion.

462.25.9 Private sewer laterals - specifications

All private sewer laterals shall be constructed in accordance with the Ontario Building Code as amended from time to time and in accordance with good practices and shall be approved by the Chief Building Official. Where the Ontario Building Code is silent the City's specifications, as set out in the City's Plumbing Standards By-law, Chapter 462, shall be applied and shall prevail. By-law 128-2013, 16 December, 2013.

Article 26
WASTES - PROHIBITED

462.26.1 Suffocating - corrosive - inflammable - explosive

No person shall make or maintain or cause to made or maintained any connection with any public sewer drain, or appurtenance thereof, for the purpose of conveying into the same any suffocating, corrosive, inflammable or explosive liquid, gas, vapour, substance of deleterious material of any kind; and no person shall do any act or thing which may impede or obstruct the flow, or interfere with the free discharge or ventilation of any building drain or appurtenance thereof, or as more particularly set out in the Industrial Wastes By-law and amendments thereto.

462.26.2 Injurious to system - treatment - requirements

Waste which may be injurious to any portion of the plumbing system, public sewage system or to the proper functioning of the sewage treatment works, shall be treated or processed as required by the Corporation's regulations pertaining to such matters, or, in the absence of such regulations, as directed by the Engineer, the Medical Officer of Health or the Minister of the Environment of Ontario, or as more particularly set out in the Industrial Wastes By-law and amendments thereto.

462.26.3 Interceptor - grease - placement - kitchen sink

Before entering any public sewage system, the waste pipe from a kitchen sink of every hotel, eating house, restaurant or other similar establishment, shall be connected to a grease interceptor of proper design with flow control which shall be so placed as to be easily opened and cleaned.

462.26.4 Interceptor - oil - grit - service stations

All service stations shall be required to have an oil and grit interceptor of a design approved by the Engineer.

462.26.5 Interceptor - sand - grit - car wash floor - capacity

A sand or grit interceptor shall be installed on all automobile wash floors; every such interceptor shall have a capacity sufficient to retain the sand or grit reaching the interceptor during any 10-hour period, the design of which shall be approved by the Engineer.

462.26.6 Interceptor - installed - maintained

Interceptors shall be installed where required by the Plumbing Inspector or the Engineer and maintained on a regular basis and in proper manner. By-law 57-74, 29 April, 1974.

462.26.7 Sewer unsound - replacement - owner's expense

If there is reason to believe that a sewer is structurally unsound, a property owner may request, at any time, replacement of the building sewer and private drain connection by submission of such request in writing to the Engineer, stating his/her intention to pay for replacement of the building sewer portion and costs covering replacement of such sewers will be distributed as in Section 462.25.9. By-law 104-81, 22 June, 1981.

Article 27**SUB-SOIL DRAINAGE - AGRICULTURAL - WEEPING TILE****462.27.1 Connection - hub vent trap - sump - sump pump**

Where agricultural or weeping tile are placed to provide sub-soil drainage for footings or foundation walls and such tile is connected to the storm sewer, the connection shall be through a hub vent trap, through a sump with a submerged outlet or through a sump pump. The Corporation will not accept responsibility for any damages caused due to surcharging of the main sewer.

Article 28**ENFORCEMENT****462.28.1 Engineer - to ensure conformity - owner's expense**

Whenever any owner of property is required to install or alter plumbing in conformity with this Chapter, and fails to do so, the Engineer may cause such installation or alteration to be carried out and any expense incurred may be added to the Collector's Roll and collected in the same manner as realty taxes. NOTE: See also *Ontario Resources Commission Act*, Regulation 647 (Section 5) as amended by Ontario Regulation 344/71, 209/72, 158/73 and any subsequent amendments thereto. By-law 57-74, 29 April, 1974.

462.28.2 Fine - for contravention

Every person who contravenes any of the provisions of this Chapter is guilty of an offence and shall, upon conviction thereof, forfeit and pay a penalty of not more than \$5,000, exclusive of costs and every such fine is recoverable under the *Provincial Offences Act*. By-law 55-92, 23 March, 1992.

Article 29**APPEAL - OPINION OF ENGINEER****462.29.1 Number Two Committee - decision - final - binding**

Where any person is of the opinion that the decision of the Engineer or any of his/her duly authorized representatives in interpreting the provi-

sions of the Chapter is unfair, an appeal may be made in person or in writing to the Number Two Committee of The Corporation of the City of Brantford, whose decision shall be final and binding.

Article 30
REPEAL - ENACTMENT

462.30.1 By-law - previous

By-law 110-63, and any amendments to that by-law, is hereby repealed.

462.30.2 Effective date

This Chapter shall take effect upon the passing thereof. By-law 57-74, 29 April, 1974.

SCHEDULE

Schedule 'A' - Agreement

AGREEMENT made this day of A.D.

BETWEEN:

THE CORPORATION OF THE CITY OF BRANTFORD herein-
after called the "CITY"

OF THE FIRST PART

— and —

..... of the City of Brantford, in
the County of Brant, hereinafter called the "OWNER"

OF THE SECOND PART

WHEREAS the Owner represents that he/they is/are the owner(s) of a certain parcel of land abutting on the side of and more particularly described in the Appendix hereto and in which said highway there is no sanitary and/or storm sewer to which said parcel of land may readily be drained, and the said owner has applied for permission to install a sanitary and/or storm private drain connection from the sanitary and/or storm main sewer on to serve the lands of the Owner and more particularly described in Schedule 'B' hereto.

AND WHEREAS the City has granted such permission upon the terms and conditions hereinafter set forth:

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the City's issuance of a permit to install a sanitary and/or storm private drain connection to service the lands of the owner more particularly described in Schedule 'B' hereto, the mutual covenants hereinafter contained, and the sum of one dollar (\$1.00) now paid by the owner to the City, the receipt whereof is hereby acknowledged, the owner for himself, his/her heirs, executors, administrators and assigns, his/her successors in title, covenant and agree:

1. To pay to the said City an annual licence fee at the rate of one dollar (\$1.00) per foot of frontage of the lands serviced until such time as sanitary and/or storm sewers are installed on
2. The City agrees to credit all such monies collected under condition (1) against any assessments initiated by the City for sanitary and/or storm sewers.
3. The said owner shall be entitled to drain only the lands described in Schedule 'B' to the sewer on

PLUMBING - STANDARDS

4. The owner shall install and maintain the said sanitary and/or storm private drain connection from the sanitary and/or storm main sewer in to the lands to be serviced.

5. Said owner covenants and agrees to render and save harmless the Corporation of the City of Brantford from any and all claims, actions, demands, and costs, associated with or arising from the use and/or the construction of the said private drain.

6. The owner covenants and agrees not to petition against, or oppose, the construction of a main sanitary and/or storm sewer on any highway, road allowance, easement or otherwise, upon which any part of the said land abuts, and the whole or part of the costs of installing such main sanitary and/or storm sewer to be specifically assess against the said lands owned by them, and in the event that the owner or any successor in title of the said owner, appears or files any such petition or objection, the said may be disregarded in determining the number of owners petitioning against any such proposed work, and in determining the value of the lands to be specially assessed.

7. The owner covenants and agrees to maintain the said sanitary and/or storm private drain and hereby releases and forever absolves the said City from any and all responsibility and liability for same.

8. Covenants herein contained shall be binding upon the parties hereto, their respective heirs, executors, administrators, successors and assigns, and shall be covenants that run with the lands.

IN WITNESS WHEREOF the said owner has hereto set his/her hand and seal and the said City has hereunto caused its corporate seal to be affixed, duly attested by the hands of its proper signing officers in that behalf.

SIGNED, SEALED AND DELIVERED

THE CORPORATION OF THE CITY OF BRANTFORD

.....

.....
MAYOR

.....
CLERK