

PROPERTY MAINTENANCE

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**Article 1
INTERPRETATION**

660.1.1 Plumbing - defined

“plumbing” has the meaning that it has in subsection 1(1) of the *Building Code Act, 1992*. By-law 93-141, 12 July, 1993.

Article 2
CONNECTIONS TO SEWERS

660.2.1 Every building - having plumbing fixtures

Every building in which plumbing fixtures are installed shall have a connection to a public sewer or a private sewage disposal system by the most direct line from the public sewer to the building unless otherwise approved by the Director, Engineering Services for the City and/or the Chief Building Official. By-law 87-320, 23 November, 1987; By-law 95-168, 14 November, 1995; By-law 97-140, 15 September, 1997; By-law 2001-224, 26 November, 2001; By-law 2011-047, 28 March, 2011.

660.2.2 Private system - limitations

No person shall construct or maintain any private system of disposal of excremental matter or sewage except upon permission by the Chief Building Official. Application for permission shall be accompanied by a detailed description of the system and its location on the premises of the application. By-law 87-320, 23 November, 1987; By-law 2001-224, 26 November, 2001.

660.2.3 Private system - where prohibited

No private system of disposal of sewage shall be allowed to exist on lands abutting on streets which have sewage facilities or upon those premises which, by reason of their situation, may connect to existing sewers where a public sewer is accessible within 45.72 metres (150 feet) of the same and all such private systems of disposal are hereby declared a nuisance within the meaning of the *Health Protection and Promotion Act*. By-law 87-320, 23 November, 1987.

660.2.4 Private system - discontinuance

Where the Chief Building Official or the Director, Engineering Services of the City is satisfied upon due examination of a building that connection may be had within 45.72 metres (150 feet) to the sewers of the municipality and so reports, the same must be made within thirty days after written notice thereof has been given to the lessee, owner or occupant 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 water and sewerage system. By-law 87-320, 23 November, 1987; By-law 97-140, 15 September, 1997; By-law 2001-224, 26 November, 2001; By-law 2011-047, 28 March, 2011.

660.2.5 Sanitary sewer - location - restricted

Unless otherwise approved by the Chief Building Official no sanitary sewer shall pass under any residential building other than the building it serves and the entire plumbing system of every building or premises shall be separate from and independent of that of every other building or premises and shall have an independent connection with a public sewer.

660.2.6 Special Cases - terrace - semi-detached

Special cases, such as a terrace or a semi-detached residential building, shall be referred to the Chief Building Official who shall decide whether a separate system will be installed or otherwise.

660.2.7 Interior lot - exception

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 Chief Building Official shall be obtained to extend the plumbing system of the building at the front to the rear building and the whole considered as one building sewer.

660.2.8 Old building sewers - connection to new plumbing

Old building sewers may be used in connection with new buildings or new plumbing only when they are found on examination and test by the Chief Building Official to conform in all respects to the requirements covering new sewers as prescribed in the regulations made pursuant to the *Ontario Water Resources Act* and amendments thereto. By-law 87-320, 23 November, 1987; By-law 95-168, 14 November, 1995.

660.2.9 Relocation - of building - considered re-erection

A relocation of a building shall be considered a re-erection of such building and the plumbing system therein shall be subject to the provisions of the regulations made pursuant to the *Ontario Water Resources Act* and amendments thereto and the requirements of this Chapter. By-law 87-320, 23 November, 1987.

660.2.10 Improper connections - 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 Director, Engineering Services. By-law 87-320, 23 November, 1987; By-law 97-140, 15 September, 1997; By-law 224-2001, 26 November, 2001; By-law 2011-047, 28 March, 2011.

**Article 3
INTERCEPTORS**

660.3.1 Grease - where required

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 and so placed as to be easily accessible to open and clean. By-law 87-320, 23 November, 1987.

660.3.2 Oil - where required

Oil interceptors shall be installed where required by the Chief Building Official. By-law 87-320, 23 November, 1987; By-law 95-168, 14 November, 1995.

660.3.3 Sand - grit - where required

A sand or grit interceptor shall be installed on all automobile wash floors; every such interceptor shall have a capacity sufficient to retain the grit and sand reaching the interceptor during any 10-hour period.

**Article 4
SUBSOIL DRAINAGE**

660.4.1 Discharge - into sanitary system - prohibited

No person shall cause or permit the discharge of any storm water including surface water, ground water, rain runoff, subsoil drainage from footings or foundations walls, water from open excavations or other surface or subsurface drainage into the sanitary sewer system of the City.

660.4.2 Tile - connection to sanitary system - prohibited

No person shall connect to the sanitary sewer system of the City any agricultural or weeping tile placed to provide subsoil drainage for footings or foundation walls. By-law 87-320, 23 November, 1987.

**Article 5
STORM SEWERS, STORM DRAINS
AND RAINWATER LEADERS**

660.5.1 Storm sewers - location - restricted

Unless otherwise approved by the Chief Building Official, no storm sewer shall pass under any residential 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 building or premises and shall have an independent connection with a public storm sewer.

660.5.2 Special cases - terrace - semi-detached

Special cases, such as a terrace or a semi-detached residential building, shall be referred to the Chief Building Official who shall decide whether a separate system shall be installed or otherwise.

660.5.3 Interior lot - exception

Where one building is separated 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 Chief Building Official shall be obtained to extend the drainage system of the building at the front to the rear building and the whole considered as one building storm drain.

660.5.4 Old building sewers - connection to new plumbing

Old building storm sewers may be used in connection with new buildings only when they are found on examination and test by the Chief Building Official to conform in all respects with this Chapter. By-law 87-320, 23 November, 1987; By-law 95-168, 14 November, 1995.

**Article 6
VENTILATION****660.6.1 Minimum requirements - outside air**

Where mechanical ventilation is provided as the only means of ventilation, the minimum amount of outside air introduced into any room containing a water-closet or urinal shall be 0.84951 cubic metres (30 cubic feet) per minute for each water-closet or urinal.

**Article 7
FIXTURES REQUIRED****660.7.1 Minimum requirements - general**

As a minimum requirement, every residential building, institutional building, business and assembly building shall be provided with at least one water-closet and one wash basin or sink. Every residential building shall also be provided with at least one bathtub or one shower-bath.

660.7.2 Separation - by sex - additional fixtures

Additional fixtures shall be provided when necessary to meet the requirements hereinafter prescribed provided that:

- (a) Whenever more than one water-closet, one wash basin or sink or one bathtub or shower-bath are installed in a single room other than a private dwelling unit, the use of such room shall be restricted to one sex only.

- (b) Whenever separate water-closet rooms or bathtubs are provided for each sex separately, they shall be closed by a full-sized door and shall be clearly and properly marked.
- (c) Whenever water-closet rooms are provided for the exclusive use of males, urinals may be substituted for one-half of the required number of water-closets. A wash basin shall be installed for each water-closet. By-law 87-320, 23 November, 1987.

660.7.3 Family dwellings - minimum requirements

In a one-family, two family or multiple dwelling, each dwelling unit shall be provided with at least one private water-closet, one private bathtub or shower-bath and one private wash basin and sink. By-law 87-320, 23 November, 1987; By-law 88-191, 12 September, 1988.

660.7.4 Residential - institutional - minimum requirement

Every residential building or institutional building shall be provided with not less than one water-closet, one wash basin and sink, and one bathtub or shower-bath for every 10 bedrooms. When any bedroom is provided with a private water-closet, wash basin or sink and bathtub or shower-bath, such room and such fixtures shall not be considered in the computation of the required number of fixtures.

660.7.5 Bedroom accommodation - separation - by sex

Whenever bedroom accommodation is to be provided for both sexes and more than one water-closet, one wash basin or sink and one bathtub or shower-bath is required, such facilities shall be provided in separate rooms for each sex.

660.7.6 Dormitory - minimum requirement

Whenever sleeping accommodation is to be provided for more than two persons in one room as in a dormitory, one water-closet, one wash basin or sink and one bathtub or shower-bath for every 15 persons shall be installed on the basis of the total number of persons for whose accommodation such building is designated, intended or used.

660.7.7 Detached rooms - minimum requirements

Whenever sleeping accommodation is to be provided in detached rooms having private entrances as, for example, in a tourist camp, water-closet, bath and wash basin accommodation may be provided in a detached building on the same premises if such building and facilities otherwise comply with the requirements of this Chapter.

660.7.8 Business building - minimum requirements

Every business building hereafter constructed, altered or repaired shall be provided with water-closets and wash basins or sinks depending upon the number of persons for whose accommodation such building is designated, intended or used in accordance with the requirements of Table IV provided that any separate business occupancy, for example, a retail store within a building shall have separate facilities in accordance with the Table if the total number of employees for whose accommodation such occupancy is designated, intended or used is in excess of nine. By-law 87-320, 23 November, 1987.

TABLE IV
Required Water-Closets and Sinks

Number of persons	Minimum Number of water-closets	Minimum Number of wash basins or sinks
1 to 9	1	1
10 to 24	2	2
25 to 49	3	3
50 to 100	5	5
Over 100	One water-closet and one wash basin or sink for each additional 30 persons.	

By-law 87-320, 23 November, 1987; By-law 88-228, 24 October, 1988.

660.7.9 Business building - separation - by sex

Whenever any business building or occupancy is designated, intended or used for the accommodation of both sexes, separate facilities shall be provided for each sex independently in accordance with Table IV if the total number of employees is in excess of nine.

660.7.10 School - college - minimum requirement

In every school or college building there shall be provided for each sex not less than one water-closet for every twenty and not less than one wash basin or sink for every forty persons of such sex for whose accommodation such building is designed, intended or used.

660.7.11 Assembly building - minimum requirements

In every other assembly building there shall be provided for each sex not less than one wash basin or sink for every three hundred persons of such sex for whose accommodation such building is designed, intended or used.

Article 8
MAINTENANCE AND REPAIR

660.8.1 Duty of owner

Subject to Section 660.8.3 the owner of a building shall keep in good repair and be responsible for the maintenance and repair costs of the lateral sanitary sewer, water connection or storm drain connection between the building and the street line, or other property or easement, owned by the City. The owner shall also be responsible for blockages caused by objects and any other matter or liquid placed in the sewer or drain by occupants or users of the lateral sanitary sewer or storm drain connection including the portion within the road allowance, or other property or easement, of the City.

660.8.2 Lateral sanitary sewer - within road allowance

Subject to Section 660.8.3 and except for the blockages referred to in Section 660.8.1, the City will be responsible for maintenance and repair costs for the portion of lateral sanitary sewer or storm drain connections within road allowances, or other property or easements, of the City. By-law 27-320, 23 November, 1987.

660.8.3 Blockage - by tree roots - liability

Where a sanitary sewer or storm drain blockage is caused by tree roots, and the tree is located on City property, then the City is liable for any costs involved in clearing such blockage. Where a tree is located on private property and causes blockage of a sanitary sewer or storm drain, then the owner of the property is liable for any costs involved in clearing such blockage. The Manager, Operational Support and Analysis or the Manager's representative shall be the sole judge of the location of the problem and as to whether or not the owner should be charged with any costs.

660.8.4 Claim - location of problem - determination

In the event that an owner wishes to make a claim to the City in respect to sewer or storm drain blockage, the owner must give prior notice to the Manager, Operational Support and Analysis or representatives as to when he/she or his/her agent intends to investigate the blockage in order that a representative of the City may verify the location of the blockage.

660.8.5 Agreements - with owners - maintenance and repair

The Manager, Operational Support or Analysis or such other persons as designated by the Manager are hereby authorized to enter into agreements with the owners of lands and premises for the purpose of cleaning, flushing and repairing clogged sewers and drains as required by this Chapter. The Manager, Operational Support and Analysis or the Manager's representative shall make the usual probes and examination to determine the location and cause of any sewer or drain blockage under this Chapter.

660.8.6 Failure - to repair - unclog

Upon failure of the owner of any land or structure to repair and unclog his/her sewer or drain as required by this Chapter same may be repaired or unclogged by the Manager, Operational Support and Analysis or the Manager's representative at the owner's expense and the cost may be recovered in like manner as municipal taxes. By-law 87-320, 23 November, 1987; By-law 2001-224, 26 November, 2001; By-law 2011-047, 28 March, 2011.

Article 9**RIGHT OF INSPECTION****660.9.1 Entry onto premises - authorized**

The Chief Building Official or any officer or employee of the City under the Chief Building Official's direction is hereby authorized to enter, at all reasonable hours, upon any property or premises for the purposes of carrying out his duties under this Chapter. By-law 87-320, 23 November, 1987; By-law 95-168, 14 November, 1995.

Article 10**ENFORCEMENT****660.10.1 Fine - for contravention**

Every person who contravenes any provision of this Chapter shall be liable, upon conviction, to a fine not exceeding Five Thousand Dollars (\$5,000), exclusive of costs, recoverable under the *Provincial Offences Act*. By-law 87-320, 23 November, 1987; By-law 2007-166, 17 September, 2007.