

CITY OF BURNABY

BYLAW NO. 11148

A BYLAW to provide for the administration and enforcement of the Plumbing Code and for the regulation of plumbing works in the City of Burnaby.

The Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY PLUMBING BYLAW, 2000.**

PURPOSE AND SCOPE

2. (1) This Bylaw is enacted to provide for the administration and enforcement of the Plumbing Code and to regulate plumbing works in the City of Burnaby for the health and safety of the public.
- (2) This Bylaw applies to all land, water, air space, buildings and structures within the City of Burnaby.

DEFINITIONS

3. (1) Words and expressions used in this Bylaw shall have the same meaning as provided for in the Plumbing Code unless inconsistent with this Bylaw or unless the context otherwise requires.
- (2) In this Bylaw, unless the context otherwise requires:

"agent" includes a person, firm or corporation representing the owner by designation or contract and includes a hired tradesman or contractor who may be granted a permit for work within the limitation of his or her licence;

"Building Inspector" means the Chief Building Inspector of the City and such other person or persons as he or she may designate from time to time as his or her assistants;

"City" means the City of Burnaby;

"City Engineer" means the City's Director Engineering;

"contractor" means a plumbing contractor or a person who carries on a business which includes the installation or alteration of a hydronic heating system or a fire protection system;

"drain tile" means drainage tile or perforated pipe laid adjacent to the foundation wall or walls of a building to control sub soil drainage;

"dwelling, single family" and **"dwelling, two family"** shall have the meanings ascribed to them in Burnaby Zoning Bylaw No. 1965.

"fire protection system" means any system used or intended to be used for the suppression of fire and that is connected to a water system, and includes a sprinkler system;

"lot" means a parcel of land designated as a separate and distinct parcel on a registered subdivision plan or description filed or recorded in the Land Title Office;

"owner" means the registered owner of an estate in fee simple of land, and shall include, where the context or circumstances so require:

- (a) a tenant for life under a registered life estate;
- (b) a registered holder of an agreement for sale;
- (c) a holder or occupier of land held in the manner mentioned in sections 356 and 357 of the *Local Government Act* R.S.B.C. 1996, ch.323;
- (d) a lessee with authority to build on land;

and in respect of water means an occupier, tenant or holder of an interest in respect of the surface of water;

"permit" means permission or authorization in writing issued by the Plumbing Inspector under this Bylaw to perform work regulated by this Bylaw;

"permit holder" means the person to whom a permit is issued;

"person" includes a natural person, a firm, corporation, municipal corporation, school board, hospital board or other government or government agency;

"Plumbing Code" means the current edition of Part 7 of the British Columbia Building Code;

"Plumbing Inspector" means the Supervisor of Plumbing & Gas Inspections as designated by the Chief Building Inspector and includes such other person or persons as he or she may designate from time to time as his or her assistant;

"rough-in" means the installation of all parts of a plumbing system including bath tubs and fixture carriers that can be installed prior to completion or expansion of the system;

"sprinkler system" means a system of piping designed for fire protection, and includes control valves and alarm devices.

"work" includes the construction, installation, placement, repair, alteration, enlargement, relocation, replacement or reconstruction of a plumbing system, hydronic heating system or fire protection system.

PROHIBITIONS

4. (1) No person shall construct, install or otherwise commence or carry out any work on a plumbing system, hydronic heating system, or fire protection system:
 - (a) except in conformity with this Bylaw and the Plumbing Code;
 - (b) without a valid and subsisting permit.

- (2) No person shall
- (a) cause, suffer or permit the disposal of sewage or other liquid waste in any place or manner except through and by means of a plumbing system conforming to the Plumbing Code and this Bylaw;
 - (b) use or maintain any private sewage disposal system on any lot which abuts any public street or sewer easement in which a public sewer exists and is available for use;
 - (c) deposit by any means whatsoever into any plumbing fixture, floor drain, interceptor, sump, receptacle or device, which is connected to any drainage system, public sewer, private sewer, septic tank or cesspool, any ashes, cinders, solids, rags, or inflammable, poisonous or explosive liquids or gases, oils, grease or anything which would, or could, cause damage to the drainage system or public sewer;
 - (d) connect a vacuum cleaner or other mechanical device for removal of dust to a plumbing system or sewer;
 - (e) unless otherwise permitted under this Bylaw, use any materials, fixtures or devices for the construction or installation of a plumbing system, hydronic heating system, or fire protection system, or any part thereof, unless such materials, fixtures or devices conform to the minimum applicable standards as set forth in this Bylaw or the Plumbing Code, or to other mandatory or generally accepted standards for fitness and safety;
 - (f) prevent, obstruct or hinder the Plumbing Inspector from entering any land, building or premises to make an inspection or to perform any other duty, or exercise any other power assigned to or vested in him or her under this Bylaw;
 - (g) do any work at variance with the description of or plans for any work for which a permit has been issued, unless the Plumbing Inspector has authorized the change and issued any subsequent permit or permits that may be required;

- (h) erase, alter or modify plans or supporting documents filed with a permit application after the same have been accepted by the Plumbing Inspector, or plans or supporting documents which have been filed for reference with the Plumbing Inspector after the permit has been issued;
- (i) submit false or misleading information in relation to a permit or an application for a permit;
- (j) fail to comply with a notice or order issued by the Plumbing Inspector under this Bylaw;
- (k) use or maintain any plumbing system or part thereof constructed, installed or placed in contravention of this Bylaw, Burnaby Plumbing Bylaw 1973 or Burnaby Plumbing Bylaw 1966.

ADMINISTRATION

5. (1) The Plumbing Inspector

- (a) may keep records of applications received, permits, notices and orders issued, inspections and tests made, and retain copies of any papers and documents connected with the administration of this Bylaw; and
- (b) shall have the authority to determine whether any method or type of plumbing system, hydronic heating system, or fire protection system, or materials, fixtures or devices used in the construction thereof, conforms to the requirements of this Bylaw, the Plumbing Code or other generally accepted or mandatory standard.

(2) The Chief Building Inspector

- (a) shall appoint a person to be Plumbing Inspector; and
- (b) may enforce the provisions of this Bylaw.

- (3) The Plumbing Inspector shall at all times be subject to the control and direction of the Chief Building Inspector.
- (4) The Plumbing Inspector shall have authority to enforce this Bylaw, and may
 - (a) require the submission of plans and specifications of any proposed, partly completed or completed plumbing system, hydronic heating system, or fire protection system;
 - (b) require the performance of, and attend, tests of any plumbing system, hydronic heating system or fire protection system and inspect or cause to be inspected any plumbing system, hydronic heating system or fire protection system during the course of installation, alteration, repair or after completion thereof; and
 - (c) issue permits.
- (5) The Plumbing Inspector may enter any lands, building or premises at any reasonable time for the purpose of administering or enforcing this Bylaw, or if he or she has any reason to believe that an unsafe condition exists.
- (6) The Plumbing Inspector may, in addition to any inspection provided for in this Bylaw, make additional inspections at any reasonable time deemed necessary to ensure that the provisions of this Bylaw and other bylaws of the City are being complied with.

ORDERS AND NOTICES

6.
 - (1) The Plumbing Inspector may order, in writing, the correction of any plumbing system, hydronic heating system, or fire protection system or part thereof which is defective, insanitary, inadequate, unsafe, or in violation of this Bylaw.
 - (2) A notice or order issued under subsection (1) shall state the nature of the contravention or deficiencies and the date or phase of construction before which the contravention or deficiencies must be corrected.

- (3) A copy of the notice or order shall be mailed or delivered to the owner at the address of the property, appearing on the records of the Assessment Authority of British Columbia, where the system is located, and to the permit holder, if someone other than the owner, at the permit holder's address shown on the permit.
- (4) The Plumbing Inspector may order the immediate suspension of any work on any plumbing system, hydronic heating system, or fire protection system by posting a notice or order to that effect on the premises where the work is being undertaken whenever:
 - (a) the work is not being performed in accordance with a permit or the requirements of this Bylaw, the Plumbing Code or any other bylaw of the City; or
 - (b) the Plumbing Inspector considers that an unsafe condition exists.
- (5) The owner and permit holder shall immediately upon the posting of the notice or order under subsection (4) cease the work and secure the area surrounding the work in compliance with all mandatory safety requirements.
- (6) Subject to subsection (5), after the posting of a notice or order under subsection (4), no work shall be carried out or continued, other than the remedial work as specified in the notice or order, until the notice or order has been removed by the Plumbing Inspector.
- (7) A notice or order posted under subsection (4) shall remain posted on the premises until the deficiency or contravention has been remedied to the satisfaction of the Plumbing Inspector.
- (8) Where a notice or order is posted under subsection (4), a copy of the notice or order shall nevertheless be mailed or delivered to the owner and permit holder as provided for in subsection (3).

INSPECTIONS AND TESTS

7. (1) The owner shall ensure that the accepted plans and supporting documents on which the

issuance of a permit is based are available at the site of the work at the time of rough-in inspection by the Plumbing Inspector.

- (2) A new plumbing system and such portion of an existing plumbing system as may be affected by new work, or by any change, shall be tested in accordance with the requirements of the Plumbing Code.
- (3) When a plumbing system has been constructed, repaired, renewed or altered, such system shall not be put into use until it has been inspected by the Plumbing Inspector and found to conform with this Bylaw and the Plumbing Code.
- (4) No plumbing system or part thereof shall be covered until it has been inspected and approved by the Plumbing Inspector. If any plumbing system or part thereof is covered before being inspected or approved, it shall be uncovered to permit inspection.
- (5) The permit holder shall arrange for the inspection of any work by the Plumbing Inspector before it is covered and after it is completed and ready for inspection. A minimum twenty-four (24) hour advance request for inspection shall be given to the Plumbing Inspector.
- (6) All equipment, materials, power and labour necessary for testing shall be furnished by the permit holder and any test shall be conducted to the satisfaction of the Plumbing Inspector.
- (7) A plumbing system installed in a building that has been constructed in another municipality, and has been inspected and approved by the authority having jurisdiction in that municipality, may be accepted provided copies of all permits and inspection documents are provided to the satisfaction of the Plumbing Inspector.
- (8) Backflow prevention devices shall be checked and tested after installation by a certified cross-connection control specialist and an acceptable test certificate shall be provided to the Plumbing Inspector.
- (9) Work that is not approved must be retested and reinspected until it is approved.
- (10) In all single and two family dwellings and in all apartments, condominiums,

townhouses, or other multi-family residential buildings with individual self-contained heating systems, hydronic heating inspections are required for:

- (a) in-slab piping;
- (b) baseboard piping installation; and
- (c) completion of hydronic heating installations.

PERMITS

8. (1) A permit shall be obtained by the owner or his agent prior to the construction, extension, alteration, renewal, repair or maintenance of a plumbing system, individual residential hydronic heating system or fire protection system.
- (2) A permit is not required to replace or repair a subsoil drainage system, a plumbing fixture, fixture outlet pipe, valve, faucet, sprinkler head or for the clearing of plugged soil or waste pipes or the repair of water pipe leaks.
- (3) An application for a permit shall be made to the Plumbing Inspector before any work is undertaken. The application shall be on a form provided for that purpose and shall be accompanied by the fee prescribed in Appendix "A" of this Bylaw.
- (4) An application for a permit shall be signed by the owner or his agent.
- (5) An application for a permit shall contain or be accompanied by such other information as is necessary to satisfy the Plumbing Inspector that the proposed work complies with this Bylaw, the Plumbing Code and all other bylaws of the City.
- (6) The Plumbing Inspector may require the applicant for a permit to submit a schematic drawing of the proposed plumbing system with the permit application.
- (7) The Plumbing Inspector may require a separate permit application for each individual plumbing system on a lot or in a building.
- (8) When the information contained in a permit application satisfies the requirements of this Bylaw, the Plumbing Inspector may issue a permit.

- (9) No person, except a plumbing contractor or sprinkler contractor, shall be granted a permit to do work on or within a building, except that an owner may be granted a permit to do work on a single family dwelling which the owner owns and occupies or intends to occupy.
- (10) A permit shall be granted only for a specific address and is not transferable to another address.
- (11) A permit may be granted to a building or drainage contractor for underground site piping work outside of a building.
- (12) The Plumbing Inspector may refuse to issue a permit where:
 - (a) the applicant has demonstrated insufficient knowledge to undertake the work;
 - (b) information submitted in the application is incorrect or inadequate to determine compliance with the requirements of the Plumbing Code, this Bylaw or any other bylaw of the City;
 - (c) the issuance of a permit would result in any construction or facilitate any occupancy that would be prohibited by any bylaw of the City or other law.
- (13) The Plumbing Inspector shall stamp the drawings and specifications for which a permit is issued for any new construction, other than a single or two family dwelling, as "accepted".
- (14) A permit or an application for a permit may not be transferred or assigned until the owner has applied to the Plumbing Inspector in writing, the Plumbing Inspector has authorized the transfer or assignment in writing, and the owner has paid the fee required under Appendix "A". The transfer or assignment of a permit shall not constitute an extension of time for which the permit is valid.
- (15) The review of plans and supporting documents and issuance of a permit shall not prevent the Plumbing Inspector from thereafter requiring the correction of errors in the plans or supporting documents, or from suspending the work or refusing occupancy.

- (16) A permit shall expire and be invalid and of no force or effect if:
 - (a) the work for which the permit was issued has not commenced within ninety (90) days from the date of the issuance of the permit; or
 - (b) the work is discontinued or suspended for a period greater than ninety (90) days from the date of the last inspection by the Plumbing Inspector.

- (17) Where the work for which a permit has been issued has not commenced, the Plumbing Inspector may grant an extension for a period of not greater than ninety (90) days from the date of expiry of the permit provided:
 - (a) an application for the extension is made to the Plumbing Inspector prior to the date of the expiration of the permit;
 - (b) only one such extension may be granted.

- (18) The Plumbing Inspector may revoke a permit where:
 - (a) there is a violation of any condition under which the permit was issued;
 - (b) there is a violation of any provision of the Plumbing Code, this Bylaw or any other bylaw of the City;
 - (c) the permit was issued in error;
 - (d) the work done, or the materials used, do not conform to the requirements of this Bylaw;
 - (e) the permit was issued on the basis of false or incorrect information;
 - (f) the results of any test referred to in section 7 are not satisfactory.

- (19) Where the Plumbing Inspector revokes a permit:
 - (a) the Plumbing Inspector shall send a written notice of revocation of the permit to the permit holder by certified mail;

- (b) no further permits may be granted for the property in respect of which the permit was issued until all the deficiencies have been remedied to the satisfaction of the Plumbing Inspector;
 - (c) any contractor to whom the permit was issued shall not be issued further permits for any other work in the City until such time as any deficiencies in the work have been remedied to the satisfaction of the Plumbing Inspector.
- (20) No permit fee or part thereof paid pursuant to this Bylaw shall be refunded if the work authorized by the permit has commenced, but if no work has commenced, ninety (90%) percent of the permit fee may be refunded.

HYDRONIC HEATING

9. (1) Hydronic heating systems installed in residential use buildings with individual self-contained heating systems shall be installed to the standards prescribed in the latest edition of "Guidelines for the Design and Installation of Hydronic Heating Systems", published by the Residential Hot Water Heating Association of B.C., or other standard acceptable to the Plumbing Inspector.
- (2) The following information shall be submitted to the Plumbing Inspector by the contractor installing any hydronic heating system:
- (a) "Worksheets for Heat Loss Calculations";
 - (b) a "Hydronic Heating System Design Summary"; and
 - (c) a boiler room layout indicating the method of boiler and system temperature controls;

all as completed by a professional engineer or a qualified heating designer recognized by the Residential Hot Water Heating Association of B.C.

- (3) The contractor installing a hydronic heating system shall provide to the Plumbing Inspector a certificate confirming that the system, as installed, conforms to the approved design, and the installation is in accordance with the B.C. Building Code and accepted design practices for hydronic heating systems.

SEWERS

10. (1) No person shall connect any building sewer to a public sewer without first obtaining written permission to do so from the City Engineer, whether the public sewer is on public or private property.
- (2) A person applying for permission to connect a building sewer to a public sewer shall furnish such information as the City Engineer may require, including:
 - (a) the area of the roofs and open spaces to be drained;
 - (b) the occupancy of the building;
 - (c) any other information that the City Engineer considers necessary to determine whether the public sewer is of sufficient capacity to provide for the discharge from that building sewer; and
 - (d) any other information that the City Engineer may require to ensure that the proposed building sewer and surface drains will be laid at such a depth and in such a position as to connect properly to the public sewer.
- (3) Except with the prior written permission of the City Engineer, no person shall excavate any portion of public property for the purpose of connecting any building sewer to any public sewer or for the purpose of repairing or replacing any public sewer connection.
- (4) The sanitary and storm drainage systems of all buildings shall be constructed so as to be entirely separate, and separate building sewers shall be constructed to the property line.
- (5) Where a person applies for a permit to connect a building sewer to a public sewer the City Engineer shall determine:
 - (a) which public sewer the building sewer shall be connected to;
 - (b) the location and depth of the public sewer connection; and

- (c) any plumbing fixture elevation restrictions that must be observed.
- (6) Except where approved in writing by the Plumbing Inspector and where any required easement has been obtained and registered, no drainage system, or private sewage disposal system, or any part thereof, shall be located in any lot other than the lot which is to be served by such system.
- (7) Public sewers shall not be used for temporary drainage purposes unless temporary sumps to catch sediment and strainers to catch floating solids have been installed to the satisfaction of the Plumbing Inspector.
- (8) Where both public storm sewer and sanitary sewer connections are available to a lot, no storm water drainage shall be conveyed into a sanitary sewer, and no sewage shall be conveyed into a storm sewer.
- (9) Notwithstanding any other provisions of this Bylaw, all buildings constructed after the coming into force of this Bylaw shall be connected to the sanitary and storm sewer connections that are provided for the lot upon which the building is constructed.
- (10) Upon application, the Plumbing Inspector may approve the use of an existing building sewer, recorded in the records of the City as having been installed in 1970 or thereafter, provided that the building sewer has not been disturbed and has been tested to the satisfaction of the Plumbing Inspector.
- (11) If any part of a lot that is used or intended to be used for human occupancy abuts a street in which there exists a public sewer, the plumbing system therein shall be connected to a public sewer intended to receive either sewage alone or sewage and storm water.
- (12) Where a public sanitary or storm sewer is at too great an elevation to facilitate building or lot drainage by gravity, a pumped system shall be provided and maintained by the owner.
- (13) A plumbing system requiring a storm sewer pump and sump shall be designed by a professional engineer and approved by the Plumbing Inspector prior to installation.
- (14) The design of a plumbing system requiring a sanitary pump and sewage sump shall

be based on the number of fixture units draining to the sewage sump and the manufacturers installation instructions.

- (15) Only that portion of a storm or sanitary drainage system that is unable to be drained by gravity shall be pumped.
- (16) No person shall discharge into a public sewer any prohibited or restricted wastes as defined in the Regulations Governing the Admission of Wastes into Sewers under the *Greater Vancouver Sewage and Drainage District Act*.
- (17) The owner of any premises lawfully discharging industrial wastes into a public sewer shall install a test chamber suitable for the inspection and sampling of the discharged wastes.
- (18) If the City Engineer determines that a public sewer or any portion thereof has insufficient capacity for existing or proposed flow rates, the City Engineer may limit the amount of storm water or sewage that can be discharged into the public sewer from a private drainage system.
- (19) If any part of a building not connected to a public sewer and in which one or more persons reside or work or carry on any occupation, trade or calling is situated within one hundred fifty (150) feet of any public sewer, the owner of that building shall connect the building to the public sewer within one hundred and eighty (180) days of being ordered to do so by the City Engineer.
- (20) Where installation of an oil interceptor is required, an acceptable type of oil interceptor shall be installed and so located as to receive the drainage of surface water from paved parking surfaces.
- (21) Roof storm water may discharge to an oil interceptor provided that the interceptor is of sufficient size to accept the total amount of water draining into it.
- (22) A building constructed after the coming into force of this Bylaw shall be constructed so that the roof storm water is conducted to a drainage system connected through a sump to a storm sewer, combined sewer, street ditch or lane ditch, or to an engineer designed rock pit in a manner approved by the Plumbing Inspector so as to protect the walls, basements and foundations of the building from damage.

- (23) Where a lot is not serviced by a public storm sewer or there is no ditch adjacent to the lot to facilitate the surface, sub-surface and roof drainage, the storm drainage system for the lot shall be designed by a professional engineer. The design criteria shall be approved by the Chief Building Inspector prior to the issuance of a building permit.
- (24) No owner or occupier of any land shall permit any drainage water or surface water to flow from that land on to any public street, lane, highway or sidewalk.

FOUNDATION DRAINAGE SYSTEMS

- 11. (1) Interior building floors constructed below grade shall be protected from sub-soil water infiltration by the installation of a perimeter drainage system consisting of drain tile approved for use by the Plumbing Inspector laid around the perimeter of the foundation of all types of buildings and laid so that the top of the drain tile at the high point is at least three (3) inches below the top of the lowest floor slab or crawl space floor of the building.
- (2) Drain tile shall be laid so as to provide gravity drainage at a minimum of 0.5% grade or otherwise to the satisfaction of the Plumbing Inspector on undisturbed soil or on a gravel bedding.
- (3) The top and sides of drain tile shall be covered with at least six (6") inches of minimum three-quarter (3/4") inch drain rock or gravel.
- (4) The minimum diameter of the drain tile for foundation drainage systems shall be:
 - (a) four (4") inches for a building not exceeding 15,000 square feet in floor area;
 - (b) six (6") inches for a building exceeding 15,000 square feet in floor area, or sized to an engineered design.
- (5) Where drain tile is laid along the foundation wall inside a building, weep holes at least three (3) inches in diameter shall be installed through the wall, at intervals of no more than ten (10') feet, together with a minimum of six (6") inches depth of gravel along the outside and inside of the wall to facilitate drainage.

- (6) A floor drain located adjacent to a hot water heater in a single or two family dwelling, if not connected to the sanitary sewer, may be connected directly to a storm sewer sump.
- (7) Where storm water from a driveway or patio area enters a storm drainage system, a sand-trap interceptor with a minimum inside area of one hundred (100) square inches and a minimum liquid depth of twelve (12") inches shall be provided together with a trapping hood or 90° bend on the outlet pipe and a suitable steel or concrete cover on top of the interceptor.
- (8) The minimum inside diameter of a storm water sump or catch basin for single family and two family dwellings shall be:
 - (a) twenty-four (24") inches where the sump depth is no greater than six (6') feet from the ground surface to the bottom of sump, or
 - (b) thirty (30") inches where sump depth is greater than six (6') feet from the ground surface to the bottom of the sump, or sized to an engineered design.
- (9) The minimum inside diameters of a storm water sump or catch basin for commercial properties shall be:
 - (a) for a four (4") inch outlet, twenty-four (24") inches where the sump depth is no greater than six (6') feet from the ground surface to the bottom of the sump and thirty (30") inches where the sump depth is greater than six (6') feet from the ground surface to the bottom of the sump;
 - (b) for a six (6") inch outlet, thirty-six (36") inches;
 - (c) for an eight (8") inch or larger outlet, forty-two (42") inches.
- (10) A storm water sump may be located at any convenient location on a lot. The walls of the sump shall be extended to the ground level and the sump shall be fitted with a concrete or steel plate cover. Where the sump is located in a driveway or parking area, the lid construction must be to H-20 highway loading standards.

- (11) Subject to subsection (12), the backwater valve inside a storm water sump may be omitted and a 90° degree bend installed in its place where the Plumbing Inspector is satisfied that storm sewer surcharge is unlikely.
- (12) A backwater valve shall be provided in all storm water sumps where the sump outlet is connected to a combined sewer.

FOUNDATION WALL DAMPPROOFING

- 12. (1) An inspection by the Plumbing Inspector of the dampproofing work on the foundation of any building or structure under construction shall be requested and the work approved by the Plumbing Inspector before backfilling may occur.
- (2) Backfilling of the foundation drainage system shall be completed within ten (10) days of the dampproofing work being approved by the Plumbing Inspector.

CROSS-CONNECTIONS

- 13. Where a cross-connection control device is required to be installed pursuant to this Bylaw or Burnaby Waterworks Regulation Bylaw 1953, it shall be installed in accordance with the standards prescribed in the Plumbing Code, the "Accepted Procedure and Practice in Cross-Connection Control Manual" current edition and amendments thereto, as published by the Pacific Northwest Section American Water Works Association, and the City of Burnaby Cross-Connection Control Standards Manual.

WORKMANSHIP

- 14. (1) A plumbing system shall be installed in as straight and direct an alignment and configuration as possible, placed and arranged in a workmanlike manner to the satisfaction of the Plumbing Inspector, and shall be subject to inspection and testing, where required, in the presence of the Plumbing Inspector.
- (2) No cracks, holes or imperfections in the materials or fixtures used in any work shall be concealed by welding, brazing or soldering or by paint, wax, tar, cement or other repair agents, or by any other material or method.

- (3) All valves, pipes and fittings shall be installed in the correct relationship to the direction of flow.

RESPONSIBILITY

15. (1) Notwithstanding the issuance of a permit to an agent, the owner of the property in respect of which the permit was issued shall ensure that the work is carried out in accordance with this Bylaw.
- (2) Nothing in subsection (1) shall relieve the permit holder from its responsibility to carry out the work authorized by the permit in accordance with this Bylaw.
- (3) Neither the issuance of a permit, the approval of plans and specifications, nor the inspection of the work, by the Plumbing Inspector or otherwise pursuant to this Bylaw, shall in any way relieve the permit holder and the owner from ensuring that all work is carried out in accordance with this Bylaw and any other law, bylaw, regulation, order or standard.
- (4) Neither the issuance of a permit, the approval of plans and specifications, nor the inspection of work, by the Plumbing Inspector or otherwise pursuant to this Bylaw, shall in any way constitute a representation or warranty by the Plumbing Inspector or the City that the work complies with the requirements of this Bylaw or any other law, bylaw, regulation, order or standard.

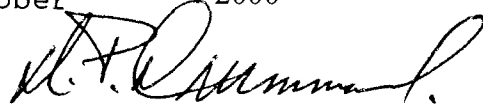
OFFENCES AND PENALTIES

16. (1) Every person who violates any of the provisions of this Bylaw, or who causes, suffers or permits any act or thing to be done in contravention or in violation of any of the provisions of this Bylaw, or who neglects or refrains from doing anything required to be done by any of the provisions of this Bylaw, or who carries out or who suffers, causes or permits to be carried out any work in a manner prohibited by or contrary to any of the provisions of this Bylaw or who fails to comply with any order, direction or notice given under this Bylaw shall be guilty of an offence. Each day that a violation or contravention of this Bylaw continues to exist shall constitute a separate offence.

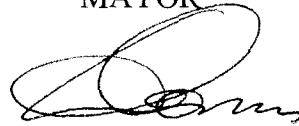
- (2) Every person who commits an offence contrary to the provisions of this Bylaw is liable on summary conviction to the penalties provided in the Offence Act in addition to the costs of prosecution.

17. Bylaw No. 6335, being Burnaby Plumbing Bylaw 1973, is repealed.

Read a first time this	25 th	day of	September	2000
Read a second time this	25 th	day of	September	2000
Read a third time this	25 th	day of	September	2000
Reconsidered and adopted this	2 nd	day of	October	2000



MAYOR



CLERK