

TO: CITY MANAGER 2000 September 07
FROM: DIRECTOR PLANNING & BUILDING
SUBJECT: CITY PLUMBING BYLAW
PURPOSE: To recommend the Enactment of a new City Plumbing Bylaw.

Recommendation:

1. **THAT** Council authorize the enactment of a new Plumbing Bylaw for the City.

R E P O R T

Bylaw No. 6335, which is Burnaby's current Plumbing Bylaw has been in place since 1973. In order to effectively deal with changes in construction practices and technology and to mitigate growing liability concerns, we are recommending that the current Plumbing Bylaw be replaced with a new Bylaw.

The Chief Building Inspector, Senior Plumbing Inspection staff and the City Solicitor have reviewed the existing Plumbing Bylaw in detail and have concluded that it should be replaced as quickly as possible with a new, concise and effective bylaw. This new bylaw will clarify the duties of the Plumbing Inspector, update much of the language and definitions and will be clearer and simpler to read.

The proposed bylaw will better regulate hydronic heating systems, will introduce more detailed guidelines for backflow prevention devices and will more closely regulate the types of piping and materials that can be used in a plumbing system.

Several sections of the existing bylaw deal with regulations relating to septic tanks. For a variety of reasons these regulations have become redundant. It is proposed that the new bylaw will dispense with these redundant regulations.

Clauses which repeat information already contained within the Provincial Building Code will also be removed.

Conclusion:

The existing plumbing bylaw does not adequately provide for the application of many policies and procedures used to effectively conduct our business. Building Department staff have been working with the City Solicitor to develop a draft of an up-to-date and effective Plumbing Bylaw for the City. Within the near future the City Solicitor will present this new bylaw to Council for their approval.

Once this project has been completed, staff will be proposing to develop new Building, Electrical and Gas Bylaws to replace the existing bylaws.



D.G. STENSON,
DIRECTOR PLANNING & BUILDING

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cc: Chief Building Inspector
City Solicitor