

CITY OF SURREY

BY-LAW NO. 6569

A by-law to amend the administration of enforcement of the  
British Columbia Plumbing Code.

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As amended by By-laws No. 7026, 02/01/82; 9960, 03/13/90; 10368, 01/22/90; 10797, 01/28/91; 12268, 04/25/94; 12384, 07/02/94; 12828, 05/13/96; 13171, 07/29/97; 13220, 09/22/97; 13594, 12/14/98; 14100, 09/18/00; 14188, 12/04/00; 14531, 10/22/01; 14579, 12/03/01; 14613, 01/28/02; 14739, 07/15/02; 14933, 03/24/03; 15936, 02/13/06; 16207, 01/15/07; 16528, 01/14/08; 16855, 01/19/09; 17077, 12/14/09; 17320, 01/10/11; 17564, 02/06/12; 17839, 12/17/12; 18132, 01/13/14; 18356, 01/12/15; 18588, 12/14/15; 18980, 12/19/16; 19426, 12/18/17; 19716, 12/19/18; 19982, 12/16/19; 20221, 12/21/20; 20507, 12/24/21; 20874, 04/17/23; 21228, 05/06/24; 21611, 04/28/2025; 21971, 04/13/2026

THIS IS A CONSOLIDATED BYLAW PREPARED BY THE CITY OF SURREY FOR CONVENIENCE ONLY. THE CITY DOES NOT WARRANT THAT THE INFORMATION CONTAINED IN THIS CONSOLIDATION IS CURRENT. IT IS THE RESPONSIBILITY OF THE PERSON USING THIS CONSOLIDATION TO ENSURE THAT IT ACCURATELY REFLECTS CURRENT BYLAW PROVISIONS.

WHEREAS by Section 740 of the "Municipal Act" being Chapter 290 R.S.B.C. 1979, as amended, it is provided that the British Columbia Plumbing Code adopted by regulation made by the Lieutenant-Governor in Council pursuant thereto, and as amended, added to, or varied by regulations made under Subsection (3) of said section applies to all Cities and has the same force and effect as a validly enacted By-law of the City;

AND WHEREAS it is deemed desirable and expedient to make provision for the administration and enforcement within the City of Surrey of the British Columbia Plumbing Code as adopted pursuant to said Section 740 (2) and as the same may be amended, added to, or varied by regulation pursuant to Section 740 (3);

NOW, THEREFORE, the City Council of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

1. This By-law may be cited for all purposes as "Surrey Plumbing By-law, 1981, No. 6569."

## Definitions:

### 2. In this By-law:

"Agent" includes a person, firm or corporation representing

the owner by designation or contract and inter alia includes a hired tradesman and contractor who may be granted permits for work within the limitations of his license.

"Authority having jurisdiction" means the City Council

of the City of Surrey acting through its duly appointed Plumbing Inspector.

"Plumbing Code" and "Code" means the British Columbia

Plumbing Code as adopted by regulations made by the Lieutenant-Governor in Council pursuant to Section 740 of the "Municipal Act" and as amended, added to, or varied by regulations made under Section 740 of the said Act.

### 1. Scope

1.1 All plumbing inside the property lines of premises located within the City, including the practice, materials and fixtures used in the installation, maintenance and alteration of all piping, fixtures, appliances and appurtenances, including sanitary, storm and drainage systems, venting systems and water supply systems, shall be installed in accordance with the provisions of this By-law and the Plumbing Code.

1.2 Unless otherwise provided for in this By-law or the Plumbing Code, all materials, fixtures or devices used, or entering into the construction of plumbing and drainage systems or parts thereof, shall conform to the minimum applicable standard as set forth in this By-law and the Plumbing Code and shall be free from defects.

1.3 All design, construction and workmanship shall be in conformity with accepted practice and shall be of such character as to secure the results sought to be obtained by this By-law and the Plumbing Code.

### 2. Permits

2.1 No connection shall be made with any sewer and no construction, reconstruction, renewal, repair, replacement, alteration or extension of any plumbing system or any part thereof shall be started until a permit to do so has been obtained.

2.2 No permit shall be required for the clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, when such repairs do not involve or require the replacement or rearrangement of pipes, valves or fixtures.

- 2.3 No permit shall be required for the installation of a water meter under the City of Surrey's residential water meter program.

3. Application for Permit

- 3.1 Application for a permit shall be made to the Plumbing Inspector on the form provided for this purpose, and shall be accompanied by the required fee in accordance with the schedule of fees prescribed herein.
- 3.2 The City may cancel an application for a permit, and the fees paid in support of the application will be forfeited, if the permit cannot be issued within 180 days from the date of notification to the applicant, by the City, regarding deficiencies with the permit application.

4. Plans and Specifications

- 4.1 Every application for a permit shall be accompanied by plans and specifications which shall clearly illustrate the proposed work including:
- (a) The location and size of every building drain and of any traps or inspection pieces thereon.
  - (b) Sectional drawings which show the size and location of every soil pipe, trap, vent pipe and water distribution system.
  - (c) All other information required by the Plumbing Inspector.

5. Issuance of Permit

- 5.1 If the Plumbing Inspector finds that the proposed work will comply in every respect with this By-law and the Plumbing Code, he may issue a permit.
- 5.2 A permit issued under this By-law and the Plumbing Code shall be valid for six (6) months from the date of issue, after which time it shall become void, and no further work shall be done until a new permit shall have been issued.
- 5.3 No plumbing work may be carried out beyond that specifically provided for in the permit.
- 5.4 Neither the granting of the permit, nor the approval of 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 this By-law and the Plumbing Code.

- 5.5 After a plumbing permit has been issued, no departure shall be made from the plan or description of the work approved for issuance of said permit, unless such change is approved by the Plumbing Inspector as conforming to this By-law and the Plumbing Code and such alteration is duly authenticated by the Plumbing Inspector in writing.
6. Revocation of Permit
- 6.1 The Plumbing Inspector shall revoke any permits as follows:
- (a) If any reason is found to exist which would have been cause for denial of such permit, if known to exist at the time of issuance of said permit; or
  - (b) For any violation of any provision of this By-law or the Plumbing Code on the part of the Permit Holder or his agents or employees in doing any act or work authorized to be done by such permit;
  - (c) If any person other than the Permit Holder or his agent or his employee has been allowed to use said permit for any purpose.
7. Appointment of Plumbing Inspector
- 7.1 A Plumbing Inspector or Plumbing Inspectors may be appointed by Council Resolution.
- 7.2 The Plumbing Inspector is hereby authorized and empowered to administer the provisions of this By-law and the Plumbing Code.
- 7.3 The Plumbing Inspector is hereby authorized and empowered to issue permits for any of the purposes mentioned in this By-law and the Plumbing Code.
- 7.4 The Plumbing Inspector is hereby authorized to enter, at all reasonable times, upon any property to ascertain whether or not the provisions of this By-law and the Plumbing Code are being complied with.
8. Inspections and Tests
- 8.1 All plumbing work for which a permit is required, and all existing systems as may be affected by such work, shall be subject to inspection and test by the Plumbing Inspector, and shall not be put into use until it has been approved by the Plumbing Inspector.
- 8.2 No plumbing system or part thereof shall be covered until it has been inspected and approved. If any plumbing system or part thereof is covered before being inspected or approved, it shall be uncovered upon the direction of the Plumbing Inspector.

- 8.3 The Plumbing Inspector may require the Permit Holder to give at least forty-eight (48) hours or two (2) working days notice in writing, giving the permit number, when any plumbing work is completed and ready for inspection or test.
- 8.4 All equipment, materials, power and labour necessary for inspection or testing shall be furnished by the Permit Holder and all tests shall be made under the direction of the Plumbing Inspector.
- 8.5 If the plumbing work is not approved by the Plumbing Inspector, the Permit Holder shall make such alterations, corrections or replacements as may be necessary, and the work shall be subject to further inspection or test.
- 8.6 On the satisfactory completion and final test of the plumbing system, a certificate of approval shall be issued to the owner and, on request, to the Plumbing Contractor.

9. Scale of Fees

- 9.1 The fees hereinafter shall be payable to the City by every applicant to install, alter or repair plumbing before the issuance of any permit.
- 9.2 If the plumbing authorized is not commenced within six (6) months from the date the permit is issued, such permit shall be void and no work shall be done until a new permit has been issued.
- 9.3 Any person who shall begin the installation, alteration or repair of any plumbing work covered by this By-law without first taking out a permit or first obtaining written authority from the Plumbing Inspector shall, when subsequently taking out such a permit, pay double the fees hereinafter provided.
- 9.4 Each internal roof drain, floor drain, hot water storage tank, catch basin, automatic washer, sanitary sewer pump, oil or grease interceptor, backflow prevention device, drain tile system, storm sewer sump and similar items which are connected to a sanitary drain or water supply shall be deemed to be a fixture and permit fees shall be levied as such.
- 9.5 An additional hourly fee of \$333.00 (1 hour minimum) for plan review will be imposed where the application information and/or supporting plans are inadequate. Supporting plans will be deemed inadequate when there are substantial deficiencies, errors and/or omissions in the submitted documents/plans.

|                                                                                 | Fees     |
|---------------------------------------------------------------------------------|----------|
| 9.6 First Fixture (excludes backflow preventer) .....                           | \$161.00 |
| Each additional fixture (excludes backflow preventer).....                      | \$49.00  |
| First backflow preventer (includes backflow device test report).....            | \$200.00 |
| Each additional backflow preventer (includes backflow device test report) ..... | \$88.00  |

|      |                                                                                                                                                                                                                     |          |
|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
|      | Preliminary site visit, fee .....                                                                                                                                                                                   | \$240.00 |
|      | For pumping out and filling a septic tank .....                                                                                                                                                                     | \$33.00  |
| 9.7  | For the alterations or remodeling of any plumbing, where no additional fixtures are installed, a fee of.....                                                                                                        | \$98.00  |
| 9.8  | For the installation of any fire sprinkler system, for the first two (2) heads, for Residential a fee of .....                                                                                                      | \$161.00 |
|      | for Commercial a fee of .....                                                                                                                                                                                       | \$422.00 |
|      | for each additional head, a fee of .....                                                                                                                                                                            | \$4.40   |
| 9.9  | For the installation of any fire water service line, for the first one hundred (100) feet .....                                                                                                                     | \$98.00  |
|      | for each additional one hundred (100) feet, or portion thereof hydrants and standpipes, per hydrant or standpipe fee .....                                                                                          | \$59.00  |
| 9.10 | Except in the case of a single family residence, for the installation of storm or sanitary sewer systems and water service connections over 3/4 inches in diameter, the first one hundred (100) feet, a fee of..... | \$98.00  |
|      | for each additional one hundred (100) feet or a portion thereof.....                                                                                                                                                | \$59.00  |
| 9.11 | For connection of a single family residence to sanitary sewer .....                                                                                                                                                 | \$98.00  |
| 9.12 | For the installation of swimming pool supply and drainage lines, including a sanitary or storm sewer service connection where required, a fee of.....                                                               | \$118.00 |
| 9.13 | For the connection of domestic water from private supply to City Supply .....                                                                                                                                       | \$98.00  |
| 9.14 | For the removal and replacement of existing piping in multi-family dwellings, per unit .....                                                                                                                        | \$42.00  |
| 9.15 | For the Transfer or Assignment of a Plumbing Permit and to record a change of contractor for a project .....                                                                                                        | \$121.00 |
| 9.16 | For the installation of a hydronic heating system for each 1,000 BTUs of the boiler input, a fee of.....                                                                                                            | \$5.30   |
|      | To a maximum of.....                                                                                                                                                                                                | \$679.00 |
| 9.17 | Minor plumbing field design/construction revisions .....                                                                                                                                                            | \$64.00  |

- 9.18 Extension of plumbing permits..... \$114.00

All fees are subject to applicable taxes.

10. Site Visit Fees

(1) Site Visit Requests

Where an owner applicant requests a plumbing review not provided for in the fee schedule, or a site visit is required to assess the status of a property, the fee shall be:

- a) during normal hours..... \$240.00 per hour (one hour minimum)
- b) after hours during which the offices ..... \$835.00 plus \$240.00 per hour  
of the City Hall are normally open, for each hour or part thereof  
the fee, in addition to other required beyond the first four hours  
fees, to be based on the time actually  
spent in making such site visit,  
including travel time.

(2) Site Re-Visit Requests

- a) a site re-visit fee will be imposed whenever .....\$240.00  
a plumbing review was called for and the work  
to be reviewed was not ready for plumbing  
review. Plumbing reviews not ready shall be  
deemed to include any review called for  
where the work to be reviewed was not  
complete or where there was a substantial  
number of deficiencies which indicated that  
the work was not checked over prior to calling  
for review.
- b) For second and further site visit subsequent .....\$240.00 per site visit  
to a site re-visit in paragraph (a)

All fees are subject to applicable taxes.

11. Prohibited Acts

- 11.1 No person shall construct, install, remove, alter, repair, use or maintain any plumbing, fire sprinkler system, or standpipe in violation of this By-law and the Plumbing Code.
- 11.2 No person shall use or maintain any private sewage disposal system on any lot or parcel of land which abuts on any portion of a public way or sewer easement in which a public sewer exists and is ready for use.
- 11.3 No person shall use any plumbing fixtures, appliance, apparatus, equipment, device or material, unless same has been approved as to its fitness and safety for its intended use or purposes pursuant to this By-law and the Plumbing Code.

12. Existing Construction

- 12.1 Nothing contained in this By-law or the Plumbing Code shall be construed to require any construction or work, regulated by this By-law or the Plumbing Code, to be altered, changed, reconstructed, removed or demolished if such construction or work was installed during the currency of and in accordance with any law in effect prior to the effective date of this By-law or the Plumbing Code.

Buildings moved into or raised in the City must comply with all requirements of this By-law and the Plumbing Code.

13. Stop Work Orders

- 13.1 The Plumbing Inspector is hereby authorized and empowered to direct the immediate cessation or correction of all or any portion of the plumbing work on any building or structure by attaching a notice to that effect up on such building or structure whenever such work is not being performed in accordance with the revisions of this or any other By-law or the Plumbing Code.
- 13.2 No person shall do any plumbing work, or continue to do any plumbing work upon any building or structure contrary to the provisions of the Notice of the Plumbing Inspector directing the cessation of or correction of any plumbing work performed upon any building or structure.

14. Connection to a Sewerage System

- 14.1 Every building in which plumbing fixtures are installed shall have a connection to a public sewer where available, or when a public sewer is not available to an approved private sewage disposal system.
- 14.2 No existing building shall be connected to a public sanitary sewer until the plumbing system in that building has been inspected and approved by the Plumbing Inspector.

14.3 In default of any person connecting a building to a public sanitary sewer within the applicable period referred to in this by-law of the Plumbing Code, the Council of the City of Surrey may direct that such connection be made by its workmen or by others at the expense of the person so defaulting, and the Council may recover the expense thereof with interest at the rate of six percentum per annum, with costs in like manner as City taxes.

15. Penalties

15.1 Every person who violates any of the provisions of this by-law or the Plumbing Code, or who suffers or permits any act or thing to be done in contravention or in violation of any of the provisions of this by-law or the Plumbing Code, or who neglects to do or refrains from doing anything required to be done by any of the provisions of this by-law, or who does any act which violates any of the provisions of this by-law or the Plumbing Code, shall be guilty of an infraction thereof and be liable to the penalties hereby imposed and each day that such violation is permitted to exist shall constitute a separate offence.

15.2 Any person who violates any of the provisions of this by-law shall upon summary conviction thereof be liable to a penalty of not less than Fifty Dollars (\$50.00) and not more than Two Thousand Dollars (\$2,000.00) and shall be required to bring such violation into compliance with this by-law."

16. Repeal Section

The following By-laws are hereby repealed:

1. "Plumbing Regulation By-law, 1973, No. 4130"
2. "Plumbing Regulation By-law, 1973, No. 4130, Amendment By-law, 1974, No. 4312"
3. "Plumbing Regulation By-law, 1973, No. 4130, Amendment By-law, 1976, No. 4849"
4. "Plumbing Regulation By-law, 1973, No. 4130, Amendment By-law, 1977, No. 5286"

PASSED by Municipal Council on the 23rd day of February, 1981.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk and sealed with the Corporate Seal on the 2nd day of March, 1981.

\_\_\_\_\_"D.A. ROSS"\_\_\_\_\_  
MAYOR

\_\_\_\_\_"W. VOLLRATH"\_\_\_\_\_  
CLERK