

NOTICE TO PERMIT HOLDERS



Mandatory Installation of Backwater Valve (BWV) on Sanitary Services for New Home Construction

**For the Construction of:
New Single, Semi Detached, Rowhouse and Townhome Dwelling Units**

Sanitary Service Backwater Valve (BWV) required effective April 4, 2011:

On June 9th, 2010 Council approved an amendment to the City's Sewer Design Guideline to **require the installation of Backwater Valves (BWVs) on sanitary service laterals (Sanitary Building Drains) for all new home construction** in the City of Ottawa. The requirement for additional protection against sanitary sewer back-ups (back flooding) was a result of recent significant rainfall events that caused many homes to experience basement backups due to surcharging of sewer systems. A comprehensive review of storm and sanitary service BWVs was undertaken at the request of City Council. The report accepted by Council, (report ACS2010-ICS-INF-006, item 2), recommended expanding the Installation of BWVs by amending the sewer design guidelines per Technical Bulletin ISD-2010-1 (see attached) to include mandatory installation of BWVs on sanitary services for new home construction.

This notice is to advise the permit holder in advance, that commencing **April 4, 2011** Building Code Services Branch will be confirming a normally open BWV is installed on the Sanitary Building Drain for each dwelling unit in accordance with **Ontario Building Code, Division B, section 7.4.6.4.2(a)(b)** and the referenced CAN/CSA standards. The BWV shall be located within the dwelling unit and accessible for inspection and maintenance purposes. Inspection of the sanitary BWV installation will be combined with the existing inspection practice for the storm BWV which occurs at underground plumbing rough-in and final interior inspection stages.

The implementation date of **April 4, 2011** was established to give permit holders, home builders, sub-trades and suppliers time to prepare and budget for this new requirement. **Our recommendation however, is that a Backwater Valve be installed on the Sanitary Building Drain in new home construction before the mandatory implementation date of April 4, 2011 in order to provide additional protection from sewer backups.**

Questions concerning this requirement should be directed to the Building Official noted on the Building Permit.