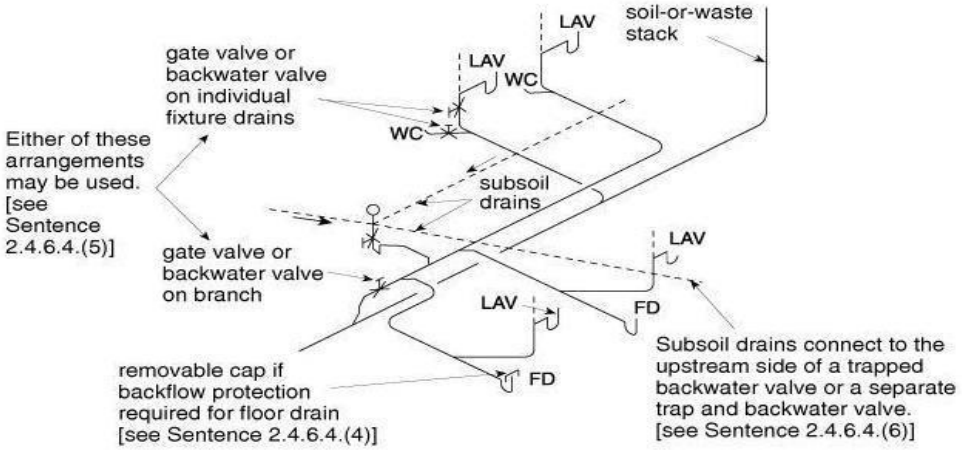
Backwater Valve Bulletin

BUILDING BYLAW LICENSING & LEGAL SERVICES

2018 BC BUILDING CODE
2.4.6.4 PROTECTION FROM BACKFLOW



1) Except as permitted in Sentence (2), a backwater valve or a gate valve that would prevent the free circulation of air shall not be installed in a building drain or in a building sewer.

2) A backwater valve may be installed in a building drain provided that;

   a) it is a “normally open” design conforming to
      i) CSA B70, “Cast Iron Soil Pipe, Fittings, and Means of Joining,”
      ii) CAN/CSA-B181.1, “Acrylonitrile-Butadiene-Styrene (ABS) Drain, Waste, and Vent Pipe and Pipe Fittings,”
      iii) CAN/CSA-B181.2, “Polyvinylchloride (PVC) and Chlorinated Polyvinylchloride (CPVC) Drain, Waste, and Vent Pipe and Pipe Fittings,” or
      iv) CAN/CSA-B182.1, “Plastic Drain and Sewer Pipe and Pipe Fittings,” and
   b) it does not serve more than one dwelling unit.

3) Except as provided in Sentences (4), (5) and (6), where a building drain or a branch may be subject to backflow, a gate valve or a backwater valve shall be installed on every fixture drain connected to them when the fixture is located below the level of the adjoining street.

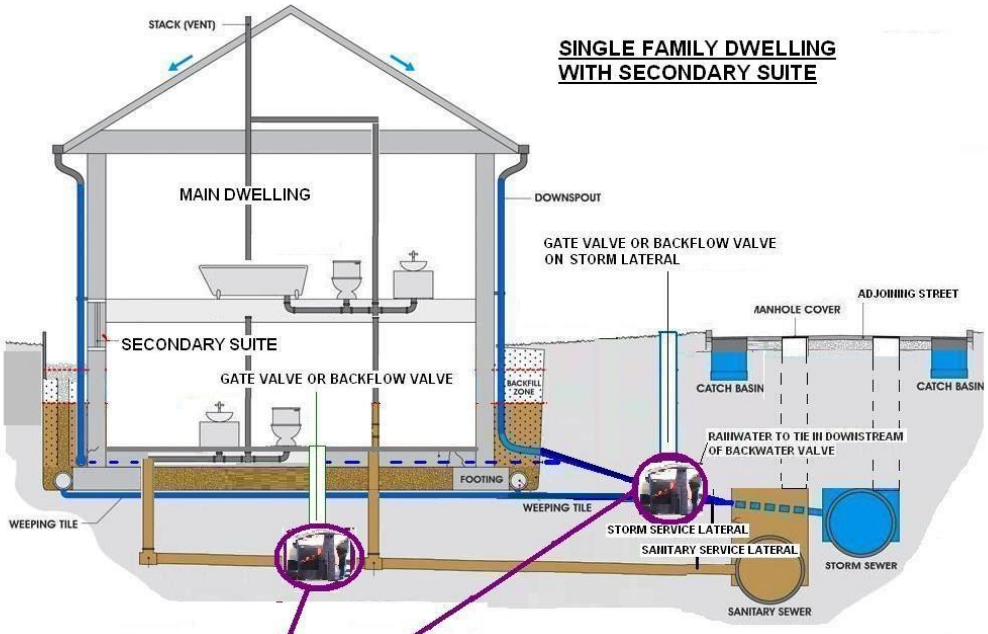
4) Where the fixture is a floor drain, a removable screw cap may be installed on the upstream side of the trap.

5) Where more than one fixture is located on a storey and all are connected to the same branch, the gate valve or backwater valve may be installed on the branch.

6) A subsoil drainage pipe that drains into a sanitary drainage system that is subject to surcharge shall be connected in such a manner that sewage cannot back up into the subsoil drainage pipe.

BUILDING BYLAW LICENSING
& LEGAL SERVICES

SINGLE FAMILY DWELLING WITH SECONDARY SUITE



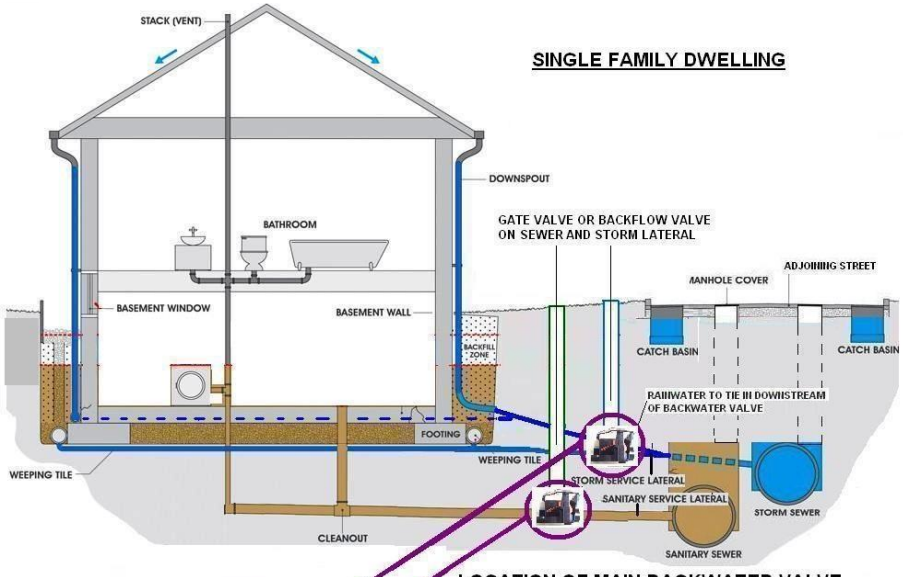
NORMALLY OPEN BACKWATER VALVE

LOCATION OF MAIN BACKWATER VALVE STORM SYSTEM AND SANITARY SYSTEM

2018 BC BUILDING CODE
2.4.6.4. PROTECTION FROM BACKFLOW

SUBSOIL DRAINS CONNECT TO UPSTREAM SIDE OF BACKWATER VALVE

SINGLE FAMILY DWELLING



NORMALLY OPEN BACKWATER VALVE

LOCATION OF MAIN BACKWATER VALVE STORM SYSTEM AND SANITARY SYSTEM

2018 BC BUILDING CODE
2.4.6.4. PROTECTION FROM BACKFLOW

A BUILDING DRAIN OR A BRANCH MAY BE SUBJECT TO BACKFLOW, A GATE VALVE OR A BACKWATER VALVE SHALL BE INSTALLED ON EVERY FIXTURE DRAIN CONNECTED TO THEM WHEN WHEN THE FIXTURE IS LOCATED BELOW THE LEVEL OF THE ADJOINING STEET.