

***SUBJECT:* SEWERAGE COMPLIANCE REPORTS**

POLICY NO.

DATE OF REVISION:

***APPROVED BY:* Board**

REVISIONS:

***EFFECTIVE DATE:* 8 Feb 2008**

COMOX STRATHCONA REGIONAL DISTRICT BUILDING BYLAW NO. 2546, 2003

1. This policy is endorsed by: the British Columbia OnSite Sewage Association, Comox Valley Regional District and Strathcona Regional District.
2. In this policy the words in italics have the same meaning as in the British Columbia Building Code.

INTRODUCTION

Sections 9.1.14, 10.1.13, 11.1.7 and 14.1.12 of Building Bylaw 2546 read as follows:

“in respect of a system constructed under a *permit* from the Ministry of Health issued before the coming into effect of the Sewerage System Regulation, B.C. Reg. 326/2004, a report from a registered on-site waste water practitioner including a written assurance that the system is not malfunctioning and has been appropriately constructed and installed given the size and projected demand on the system to be placed by any buildings or improvements that are served or are to be served by the system.”

The intent of this section is to provide reasonable assurance that the sewerage system or septic system located on a parcel is sufficient to meet the needs of the construction and *occupancy* of new *buildings* and the alteration, reconstruction, relocation, *occupancy* and change of *occupancy* of existing *buildings* on the parcel.

INTERPRETATION

Words and phrases used in this policy that are not included in the list of definitions shall have the meanings that are commonly assigned to them in the context in which they are used, taking into account the specialized use of terms by the various trades and professions to which the terminology applies.

The words and terms in this policy have the following meanings:

Malfunctioning means that one of the following exists:

- (a) a health hazard as defined in the Sewerage System Regulation B.C. Reg 326/2004 exists;
- (b) an electro-mechanical or mechanical device within the *sewage* disposal system given an Authorization to Use in accordance with the Sewage Disposal Regulation B.C. Reg 411/85 is not operating to the system’s specification; or
- (c) the discharge area is not accepting effluent from a septic tank, package treatment plant or alternative method.

Appropriately constructed and installed means that one of the following exists:

- a) the sewerage system or septic system located on the property was permitted and the original or a copy of the Authorization to Use issued by the Vancouver Island Health Authority is attached to the report; or

- b) the sewerage system or septic system located on the property was not permitted and will not be subject to an increase in daily *sewage* flow rate.

APPLICATION

The ROWP inspections shall meet or exceed the standards described in the BCOSSA Interim Standard Practice Guidelines For Private Inspectors dated August 4, 2005. The ROWP compliance report and site plan shall be submitted in the standard format outlined under section 6 of the Interim Standard Practice Guidelines For Private Inspectors.

The ROWP report is to identify that the “size and projected demand”, based on the current Standard Practices Manual, does not impact the existing system. If the construction and *occupancy* of new *buildings* or the alteration, reconstruction, relocation, *occupancy* and change of *occupancy* of existing *buildings* impacts on the existing system the ROWP shall identify this impact.

Where an ROWP determines that there will be an increase in daily *sewage* flow rate in accordance with the Standard Practices Manual the ROWP will confirm that the permit issued under the Sewage Disposal Regulation B.C. Reg 411/85 is sufficient to accept the increase in daily *sewage* flow rate.

Where the system is determined by the ROWP to be insufficient to accept the expected increase of daily *sewage* flow rate the ROWP shall make recommendation to alter or repair the system to meet the expected increase. The ROWP shall submit a Filing when required under section 8(2) of the Sewerage System Regulation B.C. Reg 326/2004.

This policy applies throughout the Comox Valley Regional District and the Strathcona Regional District.