

BUILDING BYLAW NO. 6920, AMENDMENT BYLAW NO. 7214

The Council of the City of Richmond enacts as follows:

1. Subsection 1.2 is amended by adding the following definitions in the appropriate alphabetical order:

BUILDING DRAIN	means that part of the lowest horizontal piping that conducts sewage , clear water waste or storm water to a building sewer ;
BUILDING SEWER	means a pipe that connects a building drain to a public sewer or private sewage disposal system or sewage holding tank .;
HAULING CONTRACT	means a contract with a pumping contractor for removing contents from a sewage holding tank and transporting same to a sewage treatment facility;
HEALTH HAZARD	means a condition or circumstance that has or may have an adverse effect on the health of a person.
PUMPING CONTRACTOR	means a person or company hired to remove the contents of sewage holding tanks and transport same to a sewage treatment facility;
SANITARY SEWER	means a pipe or conduit for conveying sewage ;
SEWAGE	means human excretion or the water carried wastes from drinking, culinary purposes, ablutions, laundering, food processing or ice producing.
SEWAGE DISPOSAL REGULATION	means the Sewage Disposal Regulation passed pursuant to the Health Act;
SEWAGE DISPOSAL SYSTEM	means a privately-owned plant for the treatment and disposal of sewage , including a septic tank with an absorption field;
SEWAGE HOLDING TANK	means a tank or series of tanks for storing sewage conveyed by a building sewer ;
SEWAGE HOLDING TANK SYSTEM	means the system for conveying sewage from a building to a sewage holding tank , including the building drain , building sewer , sewage holding tank , and all related components;

UNSANITARY CONDITION means seepage, leakage, overflow, or escape of **sewage** from a **sewage holding tank**.

2. The definition of “**Structure**” in subsection 1.2 is amended by adding the words “and includes a **sewage holding tank**” immediately preceding the clause which commences “but excludes landscaping, paving...” .
3. Part 7A is added as follows:

PART 7A SEWAGE HOLDING TANKS

Permits for Sewage Holding Tanks

7A.1.1 The provisions of Part 5 apply, with the necessary modifications, to applications for a **permit to construct a sewage holding tank**.

7A.1.2 The **building inspector** may refuse to issue a **permit** for a **sewage holding tank** where:

- (a) a **City sanitary sewer** connection will not be available within three years of the date the **permit** for the **sewage holding tank** is issued; or
- (b) space is available on the property for a **sewage disposal system** after the maximum **building** footprint and minimum geotechnical requirements for the **building** are established.

Requirement for Registered Professional

7A.2.1 The **owner** must provide **professional design** and a **field review** in respect of a **sewage holding tank**.

7A.2.2 Prior to occupancy of a **building** served by a **sewage holding tank**, the **registered professional** carrying out the **professional design** and **field review** pursuant to subsection 7A.2.1 must submit a letter confirming that the **field review** has been conducted and that the **sewage holding tank** substantially complies in all material aspects with the applicable requirements of the **Building Code, Sewage Disposal Regulation**, other applicable enactments and the plans and supporting documents submitted in support of the application for the **sewage holding tank permit**.

7A.2.3 The **owner** must submit a Letter of Assurance in the form of Schedule H, confirming that the **registered professional** holds required insurance which includes errors and omissions coverage and the particulars of the coverage.

Sewage Holding Tank Design

7A.3.1 A **sewage holding tank system** must be used for storage only and receive all the **sewage** generated from the **building** to which it is connected.

7A.3.2 The **sewage holding tank** design must:

- (a) conform to the **Sewage Disposal Regulation** and related policy; and

(b) be submitted with the **permit** application to the **building inspector** for approval.

Sewage Holding Tank Capacities

7A.4.1 **Sewage flows** for any **sewage holding tank** must conform to the **Sewage Disposal Regulation**. Where the proposed **building** is not referenced in the **Sewage Disposal Regulation**, the estimated daily sewage flow may be calculated using flows deemed appropriate by the **building inspector**.

7A.4.2 The volume of any **sewage holding tank** must be a minimum of seven times the gallons per day or litres per day indicated in the **Sewage Disposal Regulation**.

Technical Requirements

7A.5 All **sewage holding tanks** must:

- (a) **be constructed** of reinforced fibreglass or concrete;
- (b) have a sloped or rounded bottom to allow for the complete removal of contents;
- (c) when installed partially or completely below grade, have a support slab underneath and non-corrosive hold down straps;
- (d) have a minimum 50-millimetre (2-inch) vent connected to the top portion of the tank and terminated in accordance with the **Building Code**;
- (e) maintain ready access to the pump-out opening in all weather conditions;
- (f) be located outside of any **building** or **structure** and in an area accessible to pumping trucks;
- (g) be located so as to minimize the impact on adjacent properties regarding noise and odours associated with pumping; and
- (h) have a method acceptable to the **building inspector** for determining the effluent level within the **sewage holding tank**.

Hauling Contract

7A.6.1 Every **owner** of property served by a **sewage holding tank** must maintain a **hauling contract** with a licenced **pumping contractor** which identifies the location for discharge of the contents of the **sewage holding tank** and a copy of the current **hauling contract** must be deposited with the **City**.

7A.6.2 A **hauling contract** must not be modified or cancelled without the prior approval of the **building inspector**.

7A.6.3 The **owner** and **pumping contractor** must maintain a log of frequency and volume of pumping and hauling which must be made available to the **City** upon request.

Leaks and Overflows

- 7A.7.1 If the **City** is made aware that the **sewage holding tank system** is overloaded or has leaked or overflowed and the **pumping contractor** cannot or will not perform the work, or the **pumping contractor** cannot be contacted, then the **City** may arrange for pump-out and clean-up and the costs will be charged to the **owner**.
- 7A.7.2 If the charges levied under subsection 7A.7.1 remain unpaid on December 31 in any year, they shall be added to and form part of the taxes payable on the land as taxes in arrears.

Indemnity and Insurance

- 7A.8.1 The **owner** of property served by a **sewage holding tank** must indemnify the **City** from any loss or damage caused directly or indirectly by the installation, operation or maintenance of the **sewage holding tank** and maintain adequate insurance coverage for this indemnity.
- 7A.8.2 The insurance policy referred to in subsection 7A.8.1 must be endorsed to add the **City** as an additional named insured and contain a provision requiring that at least thirty days' notice be given to the **City** prior to cancellation or expiry.

Covenant

- 7A.9 For every **sewage holding tank system** installation, a covenant must be registered against the title to the land in question in accordance with section 219 of the Land Title Act providing that:
- (a) the **owner** will maintain a **hauling contract** with a licenced **pumping contractor** at all times and deposit a copy of the current contract with the **City**;
 - (b) if the **City** is made aware that the **sewage holding tank system** is overloaded or has leaked or overflowed and the **pumping contractor** cannot or will not perform the work, or the **pumping contractor** cannot be contacted, then the **City** may arrange for pump-out and clean-up and the costs will be charged to the **owner**. If the charges remain unpaid on December 31 in any year, they shall be added to and form part of the taxes payable on the land as taxes in arrears;
 - (c) the **owner** will indemnify the **City** from any loss or damage caused directly or indirectly by the installation, operation or maintenance of the **sewage holding tank** and maintain adequate insurance coverage for this indemnity. The policy will be endorsed to add the **City** as an additional named insured and contain a provision requiring that at least thirty days' notice be given to the **City** prior to cancellation or expiry.

Prohibitions

- 7A.10.1 An **owner** must not:

- (a) connect roof downspouts, exterior foundation drains, areaway drains, or other sources of surface run-off or ground water to a **building sewer** or **building drain** which is connected, directly or indirectly, to a **sewage holding tank**;
- (b) modify, expand, or otherwise alter a **sewage holding tank system** without prior approval of the **building inspector**;
- (c) install any form of bypass or overflow, either temporary or permanent, of a **sewage holding tank**;
- (d) cause or permit an **unsanitary condition** to exist.

7A.10.2 A **person** must not wilfully or negligently break, damage, destroy, uncover, deface, or tamper with any **structure**, appurtenance, or equipment which is part of any **sewage holding tank system**.

4. Part 11 is amended by adding the following:

11.1.3 With respect to **construction** of a **sewage holding tank**, the **owner** must give at least twenty-four hours' notice to the **building inspector** in order to obtain an inspection of the **construction** after:

- (a) the concrete base and **sewage holding tank** including hold down straps are in place, and the inlet pipes have been installed, but prior to backfill;
- (b) backfill has been completed and the pump out access and level indicator have been installed.

5. Schedule A is amended by adding the following:

A1.4 The non-refundable plan processing fee for a **permit application to construct a sewage holding tank**: \$ 125

6. Schedule B is amended by adding the following:

B.13 Sewage Holding Tank Permit Fee \$ 250

7. This Bylaw is cited as "**Building Bylaw No. 6920, Amendment Bylaw No. 7214**".

FIRST READING

SECOND READING

THIRD READING

ADOPTED

MAR 26 2001

 MAR 26 2001

 MAR 26 2001

CITY OF RICHMOND
APPROVED for content by originating dept.
APPROVED for legality by Solicitor

MAYOR

CITY CLERK