

Township of North Dundas – Building Services – Policy			
<b>Subject:</b>	Backwater Valves	<b>Policy No.:</b>	BS25-002
<b>Effective Date:</b>	12 May 2025	<b>Replaces:</b>	None
<b>Approved by:</b>	Preston Stronach, <i>Chief Building Official</i>	<b>Type of Policy:</b>	Internal/External

### **Purpose**

This policy outlines the requirements for the installation and inspection of *backwater valves* within the Township of North Dundas in accordance with the *Building Code Act R.S.O 1990* (BCA), and the Ontario Building Code (OBC). This policy aims to mitigate the risk of basement flooding due to sewer backup and ensure installations meet the intent of the OBC and Township infrastructure best practices.

### **Scope**

This document outlines the requirements related to the installation of *backwater valves* in buildings connected to Township sanitary sewer and storm sewer infrastructure and where plumbing fixtures are to be located below the level of the adjoining street.

### **Definitions**

Words in *italics* retain the same definition as listed in the OBC.

*Backwater valve* is a device installed in a drainage system to prevent the reverse flow of sewage from a Township sewer into a building drain.

*Building drain* refers to the lowest horizontal piping of a drainage system receiving discharge from inside a building and extending to the building sewers.

For greater clarity, the term sewer refers to piping that conveys both sanitary and storm sewage.

### **Application**

The requirements in this policy apply to all new construction and substantial renovations involving plumbing installations where fixtures are located below the adjoining street. Where a sewage ejector pit, or storm sump pit is utilized in buildings where gravity drainage is not possible, the installation of the required check valve is deemed to replace the requirements for a *backwater valve*.

Please note, this policy does not apply to buildings connected to private septic systems.

## **Conflict**

In the event of a conflict between the provisions of this policy and any other development agreement, or bylaw, the requirement of this policy shall prevail.

## **Submission Requirements**

Building permit applications shall include information regarding the proposed or existing installation of a *backwater valve* where applicable. If performing a renovation, a permit will be required for all new *backwater valve* installations. Installation of the device must be inspected and approved prior to covering.

## **Building Permit Applications**

The BCA and its regulations (OBC) govern plumbing installation standards. Although a permit may not be refused solely due to missing *backwater valve* information, enforcement will be carried out in accordance with this policy, and the OBC.

## **Installation Requirements**

Where applicable, the proposed installation shall incorporate the following:

- *Backwater valve* to be a normally open type;
- Installation location to allow ready access for inspection and maintenance;
- Only gravity drained systems are permitted to utilize *backwater valves* and shall be placed on both the sanitary building drain and storm building drain.
- Device to be installed in accordance with manufacturer instructions and OBC Division B, Section 7.4.6.4.;
- No other fixtures are permitted to be connected downstream of the valve;
- Installation to be completed prior to occupancy or as otherwise approved;
- A separate valve shall be installed for each dwelling unit where shared sanitary services exist;
- The valve must be operable and free of obstruction at time of inspection.

## **As-Builts**

Where a *backwater valve* installation is completed as part of a larger plumbing or development project, the as-built drawing must indicate the valve location and compliance with this policy. The as-built submission shall be accompanied by a certification note.

## **Certification Note**

Means a declaration signed (and sealed where applicable) by a qualified person that confirms the *backwater valve* installation meets the intent of the OBC and this policy.

### **Deviation**

Where a proposed building is unable to comply with this policy due to physical constraints or existing conditions, the applicant shall provide written rationale and a proposed alternative solution for review. Township staff will consider the request and provide a decision to accept, reject, or request revisions to the deviation.

### **Compliance**

Failure to comply with this policy may result in enforcement actions authorized under the *Building Code Act R.S.O 1990*, including orders to comply, orders to uncover, and denial of occupancy.