



The Corporation of the District of Peachland

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SANITARY SEWER SERVICE CONSTRUCTION GUIDE

In accordance with [Sewer User Regulation Bylaw No. 1486, Consolidated](#), the owner of every parcel of real property to which a service connection to the sanitary sewer system can be made, and upon which a building or structure containing a plumbing fixture is situated, may be required to connect such building or structure to the sanitary sewer system.

Definitions:

- “Service Connection” means a pipe connecting a sewer to a building sewer or to land on which buildings or structures are situated
- “Sanitary Sewer System” means all sewerage works and all appurtenances thereto, laid within any highways, municipal right-of-way or easement and owned and operated by the District and installed for the purpose of conveying, treating and disposing of domestic municipal wastes and industrial wastes

The steps to have the sanitary sewer service completed are as follows:

STEP 1) Complete a [Water & Sewer Service Application](#)

An owner or an owner’s authorized agent must make an application to install a service connection to the sanitary sewer system. Applications are received in one of two ways:

- a) If a Building Permit is being applied for, the Water & Sewer Service Application form will be submitted as a part of that application package
- b) If only a service connection is being applied for, the completed application form can be submitted via email to operations@peachland.ca, or in-person to Municipal Hall at 5806 Beach Ave.

Once the application has been received, staff will review and contact the applicant should any further information be required.

STEP 2) Payment of fees

As per *Sewer User Regulation Bylaw No. 1486, Consolidated*, a Connection Charge of **\$150** per application must be collected prior to approval and the start of construction. This is collected in one of two ways:

- a) If a Building Permit is being applied for, the Connection Charge will be collected upon issuance of the Building Permit. It will be collected with all other charges pertaining to the Building Permit
- b) If only a service connection is being applied for, staff will direct on how to pay the Connection Charge

Some areas in Peachland are subject to a one-time Latecomer Charge to connect to the sewer system. Operations Department staff will inform the applicant if any charges are applicable for the property requesting service.

STEP 3) Inspection Chamber (IC) and sewer main connection installation (if necessary)

In some situations, no sanitary sewer service connection is provided from the sewer main to an IC located at the parcel boundary. The District or its agents shall in all cases construct the sewer connection from the sewer main to the property line of the owner requesting service. The cost of the sewer installation shall be paid by the property owners, including costs of all materials, excavation, plumbing, etc.

STEP 4) Septic system decommissioning (if necessary)

When a service connection is made where a septic system exists, the septic system must be decommissioned. Septic tanks shall NOT be connected to the sanitary sewer system. The sludge or deposit in a septic tank may not enter the sanitary sewer system and must be pumped and hauled away. The septic tanks shall be fully disconnected, then be filled with fresh earth, gravel, or sand, or may be broken down and removed from the property. Documentation as proof of completion will be required (receipts, photos, reports, etc.).

STEP 5) Service Connection installation

The property owner is responsible to connect from the IC located at the parcel boundary to the building. Once the Building Permit has been issued or the Water & Sewer Service Application has been approved, the applicant may commence construction.

As per [Subdivision, Development and Servicing Bylaw No. 2396 Consolidated](#) (SDS Bylaw), standards for the service connection include:

- Pipes and connections must abide by the BC Building or Plumbing Code. Please reference [Table A-2.2.5., 2.2.6. and 2.2.7. Summary of Pipe and Fitting Applications](#) to view materials permitted for sanitary sewer use
- Please reference [BCPC Division B - Section 2.2. Materials and Equipment](#) for information pertinent to plumbing systems
- Bedding sand is to be used above and below the pipe
- Minimum 2% slope required
- Minimum pipe diameter of 100mm
- All joints are to be glued, no bends over 45°

- Minimum cover is to be 1.2m when backfilled

STEP 6) Arrange for an inspection

Once prepared, please contact the Building Department at inspections@peachland.ca or (250) 767-3707 to arrange for an inspection. At least 48 hours notice should be given prior to an inspection.

- Pipe is to be completely exposed and fully visible at time of inspection
- Plumber will be required to set up water (or air) test, prior to arrival of inspector, to ensure no leakage
- Not to be tested against construction plug in IC, plumber to use rubber bladder

When necessary, a re-inspection fee of **\$25** will be charged for each additional sewer inspection after a failed inspection.

NOTE: Prior to backfilling the service connection, Building Department staff must be called for an inspection. Re-excavation of the service connection will be required if not fully exposed at time of inspection.