



Sewers, Drains and Water Service

This inspection guide answers common questions and provides a checklist of deficiencies.

Why are the sewers, drains and water service pipe inspected?

The building sewers, drains and water service pipe are inspected to ensure that they operate properly and provide the occupants with a healthy living environment and safe drinking water.

When must an inspection be requested?

The site supervisor or owner in co-ordination with the plumbing or drain contractor must request a sewer, drain or water service pipe inspection once the work is completed and the systems are ready for inspection and testing. While 48 hours' notice is required prior to the date of inspection, we strive to provide the best service possible and a next day service can usually be achieved to facilitate your construction schedule.

Can the inspection be combined with another inspection?

Yes! Our preference would be to perform the sewer, water service pipe and foundation back-fill inspections at the same time.

What is involved during an inspection?

A certified building inspector reviews the assembly of the plumbing system components for compliance with the Ontario Building Code. The following is a list of the 7 major areas that are inspected.

- Materials and equipment
- Testing of drainage and venting systems
- Support of piping
- Traps
- Cleanouts
- Slope and length drainage pipes
- Spatial Separation

The construction progress, including Building Code deficiencies, are documented on a Field Inspection Report issued by the building inspector immediately after the site inspection.

What can I do before the inspection?

Your involvement in the inspection process is critical. A review of the sewers, drains and water service pipe prior to the inspector's arrival can help to ensure a smooth flow in the construction of your project. To help you, we have assembled a checklist of the most common Building Code deficiencies found while performing inspections. Please refer to the reverse side of this Information Sheet to complete the checklist.

How do I request an inspection?

You may call for an inspection during regular business hours at 519-776-6476. Please provide the following 5 pieces of information:

1. Building Permit number
2. Type of Inspection (see your Building Permit Card)
3. Date inspection requested
4. A.M. or P.M. Inspection (where scheduling allows)
5. Contact name and phone number

Looking ahead

The next inspection may be the foundation or framing.

Sewers, Drains and Water Service Pipe Inspections

This form identifies the most common Ontario Building Code deficiencies found while performing building sewers, drains and water service pipe inspections. Use this form as a guide during construction, and reduce your costs associated with the repair of Building Code deficiencies. Not all Building Code requirements could be included in this form.

Prior to calling for an inspection, verify that the relevant items have been completed satisfactorily. While some items may not apply to your project, please consider each one carefully. Indicate "yes" as completed or "N.A" as not applicable.

The following table asks 8 Material and Equipment Questions:

| Materials and Equipment Questions | Indicate Yes or NA |
|---|---------------------------|
| 1. Improper pipe fittings in drainage or venting systems are not being used. | |
| 2. Plastic pipe conforms to B181.1, B181.2, B182.1 or B182.2 when used underground outside a building, under a building for a drainage system or inside a building for a storm drainage system. | |
| 3. Plastic pipe conforms to B181.1 or B181.2 when used under a building or inside a building for a venting system. | |
| 4. PE/AL/PE pipe and fittings has not been used in a hot water potable water system. | |
| 5. PEX/AL/PEX pipe and fittings for use with potable water systems complies with B137.10. | |
| 6. Galvanized pipe has not been used in a water distribution system, except for repairs. | |
| 7. Solder joint fittings for drainage systems, lead waste pipe and aluminum DWV pipe have not been used in a water system. Lead free solder being used. | |
| 8. Type K or L soft copper tubing has been installed for the water service pipe. | |

The following table asks 8 Piping Questions:

| Piping Questions | Indicate Yes or NA |
|---|---------------------------|
| 1. Storm piping to be installed using approved white coloured piping. | |
| 2. Sanitary piping can be installed using any colour of pipe, except for white. | |
| 3. Connection of pipes with an increaser or reducer will permit drainage of system. | |
| 4. Ensure that the piping is installed on solid ground or bedding of gravel. | |
| 5. A double Y, double TY, double T or double waste fitting is not installed in a nominally horizontal soil or waste pipe. | |
| 6. Horizontal changes of direction to be achieved using fittings of forty five degrees or less. | |
| 7. One-quarter bends with 4 inch size or less drainage piping is not installed on building drains, except changing direction from horizontal to vertical. | |
| 8. If there are connections or couplings on the water service pipe, ensure that spatial separation requirements are met, i.e. distance from storm and sanitary pipes. | |

The following table asks 4 testing of sewers and drains questions:

| Testing of Sewers and Drains Questions | Indicate Yes or NA |
|--|---------------------------|
| 1. Systems are ready for inspection prior to the inspector's arrival. | |
| 2. Ensure that the sewer pipe is connected to the appropriate lateral connection. (verify sanitary and storm connection). | |
| 3. Verify that piping has sufficient grade from the street lateral connection to the building. | |
| 4. To help prevent the possibility of a sewer cross connection, the sewer piping entering the building has maintained the colour coding requirement. | |

The following table asks 2 After Testing questions:

| After Testing Questions | Indicate Yes or NA |
|--|---------------------------|
| 1. After the piping is installed, ensure that the piping is covered completely with at least six inches of gravel to act as a shield in protecting the piping, especially during the backfill process. | |
| 2. Verify that all test junctions are sealed water-tight before backfilling commences. | |

The following table asks 1 Testing question:

| Testing Questions | Indicate Yes or NA |
|---|---------------------------|
| 1. Floor drains have trap seal primers. | |

The following table asks 3 Cleanout questions:

| Cleanouts Questions | Indicate Yes or NA |
|---|---------------------------|
| 1. Cleanout for the building drain is accessible | |
| 2. Cleanout located at base of stacks | |
| 3. Cleanout connections are installed on four inch pipe at intervals of fifty feet or less. | |

The following table asks 1 Slope and Length of Drainage Pipe question:

| Slope and Length of Drainage Pipe Questions | Indicate Yes or NA |
|--|---------------------------|
| 1. Minimum slope of 1 in 50 for pipe 3 inch or less. | |

The following table asks 3 Vent Pipes questions:

| Vent Pipes Questions | Indicate Yes or NA |
|--|---------------------------|
| 1. Vent pipe of at least 1.5 inches on each story. | |
| 2. Sewage ejector is vented at the top. | |
| 3. Vent pipe installed without sag and no open or unused ends. | |

Contact:

For more information, please contact the Building Department:

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