



Plumbing Drains and Sewers

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

Why are drains and sewers inspected?

The building sanitary and storm drains and sewers are inspected to ensure that they will operate properly and to ensure that cross connections are not created. Inspections provide Essex residents and occupants of a home with a healthy and safe living environment.

When must an inspection be requested?

The site supervisor or owner in co-ordination with the plumbing contractor must request a plumbing rough-in inspection once the work is completed and the systems are ready for testing. While 24 hours' notice is required prior to the date of inspection, we strive to provide the best service possible and a same day service can usually be achieved to facilitate your construction schedule.

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 10 major areas that are inspected.

- Materials and equipment
- Testing of drainage systems (water or air)
- Testing of water service pipe (water or air)
- Protection of piping (frost and spatial separation)
- Support of piping
- Traps
- Arrangement of drainage piping (colour coding of storm and sanitary drain pipes)
- Cleanouts
- Slope and length drainage pipes
- Arrangement and size of venting pipes (floor drains)

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 building drains and sewers 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.

Plumbing Drain and Sewer Inspections

This form identifies the most common Ontario Building Code deficiencies found while performing plumbing drain and sewer 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 10 Materials and Equipment Questions:

Materials and Equipment	Indicate Yes or NA
1. Improper pipe fittings in drainage or venting system are not being used.	
2. One-quarter bends with 4 inch size or less drainage piping is not installed on building drains.	
3. A double Y, double TY, double T or double waste fitting is not installed in a nominally horizontal soil or waste pipe.	
4. 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.	
5. Plastic pipe conforms to B181.1 or B181.2 when used under a building or inside a building for a venting system.	
6. PE/AL/PE pipe and fittings has not been used in a hot water potable water system.	
7. PEX/AL/PEX pipe and fittings for use with potable water systems complies with B137.10.	
8. Galvanized pipe has not been used in a water distribution system, except for repairs.	
9. 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.	
10. Type M soft copper tube not being used in the potable water system.	

The following table asks 8 Piping Questions:

Piping Questions	Indicate Yes or NA
1. Cast iron, galvanized steel pipe and aluminum DWV pipe is not welded.	
2. Slip joints have not been used in the venting or drainage system.	
3. Connection of pipes with an increaser or reducer will permit drainage of system.	
4. Allowance made for expansion of piping.	
5. Piping protected against freezing temperatures.	
6. Continuous support of piping.	
7. Storm building drain and sewer is white in colour.	
8. Sanitary building drain and sewer is any other colour but white.	

The following table asks 2 Testing of Drainage, Venting and Portable Water Systems Questions:

Testing of Drainage, Venting and Portable Water Systems Questions:	Indicate Yes or NA
1. Systems are ready for inspection prior to the inspector's arrival with water or air pressurized.	
2. No leaks in drainage, venting or water distribution systems.	

The following table asks 1 Traps Question:

Traps Questions	Indicate Yes or NA
1. Floor drains have trap seal primers and are vented	

The following table asks 2 Cleanouts Question:

Cleanouts Questions	Indicate Yes or NA
1. Cleanout for the building drain is accessible	
2. Cleanout located at base of stacks	

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

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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