

ELECTORAL AREA A POTABLE WATER

Effective Date: February 28, 1997 (revised October 26, 2018)

Approved By: MVRD Board

Policy No. UTI-012

PURPOSE

This Policy set outs the construction activities and sources of potable water that require proof of potable water and the registration of a potable water covenant as part of the building permit process. This Policy applies to the portions of Electoral Area A where the MVRD provides a building inspection service.

POLICY

The *BC Building Code* requires that every dwelling unit be supplied with potable water. As the Metro Vancouver Regional District (MVRD) is the jurisdiction having authority for regulating the construction of buildings within Electoral Area A, the MVRD requires that steps be taken during the building permit process to ensure the supply of potable water to dwelling units.

POTABLE WATER

For the purposes of this Policy, potable water means water that meets the standards prescribed by the current *Canadian Drinking Water Quality Guidelines* and *BC Drinking Water Protection Regulation*, and is safe to drink and fit for domestic purposes without further treatment.

CONSTRUCTION ACTIVITIES TO WHICH THIS POLICY APPLIES

This Policy applies to building permits, final building inspection reports, and occupancy permits for the following construction activities:

1. Construction of a new dwelling unit;
2. Reconstruction or major alteration of an existing dwelling unit that includes the replacement or addition of a kitchen, bathroom, or other room supplying potable water;
3. New proposed potable water sources in the dwelling unit or on a lot; and
4. Substantial alterations to an existing plumbing system, as determined by the MVRD Building Inspector.

Exemptions

The following construction activities are exempt from this Policy:

1. Construction where the source of potable water is a water supply system subject to the *BC Drinking Water Protection Act*, and where the property owner has provided written confirmation of connection to the system satisfactory to the MVRD Building Inspector;
2. Construction for which no building permit is required;

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3. Construction of structures or buildings other than dwelling units for which no potable water sources are being proposed to be added or altered; or
4. Construction where an existing potable water covenant is already registered on-title. In the case of multiple dwelling units on one lot, this exemption applies to individual dwelling units, not the entire lot.

REQUIREMENTS FOR A COVENANT AND TREATMENT SYSTEM

For the construction activities to which this Policy applies:

- if the water source is a shallow well, a stream as defined in the *BC Water Sustainability Act*, or a rainwater collection system; or
- in the case of a drilled well, if the water quality does not meet the standards set out in the current *Canadian Drinking Water Quality Guidelines* or *BC Drinking Water Protection Regulation*,

the property owner must:

- Enter into a potable water covenant with the MVRD, and a priority agreement if the property has a mortgage;
- Install a treatment system at the source of the water, before or at the point where the supply enters the building, prior to or during construction; and
- Provide proof of potable water in accordance with the water sampling procedures set out in this Policy,

prior to obtaining a final inspection report or occupancy permit.

WATER SAMPLING PROCEDURES

For the construction activities to which this Policy applies, the property owner must:

1. Take a water sample following accredited laboratory guidelines after the water has passed through the installed treatment system, in the case of a shallow well, creek, stream, lake, or rainwater collection system; or from the site, in the case of a drilled well;
2. Have the water sample tested by a laboratory accredited by the Canadian Association for Laboratory Accreditation Inc. and approved by the BC Provincial Health Officer; and
3. Supply the following information to the MVRD:
 - a) Address and legal description of the lot or dwelling unit from which the water sample was taken;
 - b) Type of water source (e.g. shallow well, creek, stream, lake, rainwater collection system, or drilled well);
 - c) The date the water sample was taken and the date of testing;

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- d) Assurance that the water sample was taken at the point after passing through the treatment system and delivered directly to the lab; and
- e) Verification from the accredited laboratory that the water sample tested meets or exceeds the potability requirements set out in the current *Canadian Drinking Water Quality Guidelines* and *BC Drinking Water Protection Regulation*.