

Repeal and Replacement of Bylaw No. 6583, The Plumbing Permits Bylaw

ISSUE

In 2022, the Government of Saskatchewan repealed the plumbing regulations under *The Public Health Act, 1994* and passed new plumbing regulations under *The Construction Codes Act (Act)*. A review of the new legislation was undertaken and this report outlines changes that are recommended to align Bylaw No. 6583, The Plumbing Permits Bylaw (Bylaw), with the Act.

RECOMMENDATION

That the Standing Policy Committee on Planning, Development and Community Services recommend to City Council:

1. That the proposed redraft of Bylaw No. 6583, The Plumbing Permits Bylaw as outlined within the report, be approved; and
2. That the City Solicitor be requested to prepare the necessary bylaw to repeal and replace existing Bylaw No. 6583, The Plumbing Permits Bylaw.

BACKGROUND

The Act governs construction standards in Saskatchewan and includes building, energy and plumbing regulations. Building owners are responsible for compliance with the Act. Local authorities are responsible for its administration and enforcement.

[Bylaw No. 6583, The Plumbing Permits Bylaw](#) was implemented in 1985, with the primary purpose to set the fee schedule to support the plumbing permit program. Requirements related to the administration of the plumbing permit program are outlined in department procedures. Under *The Public Health Act, 1994*, no enforcement tools were available to local authorities to support compliance with its plumbing regulations.

With the creation of *The Plumbing Code Regulations (Regulations)*, under the Act, new tools are available to improve the administration and enforcement of construction standards for plumbing systems. To utilize the new tools, updates to the Bylaw will be needed to formalize current program requirements. Given the age of the Bylaw and the extent of the changes, it is proposed the current Bylaw be repealed and replaced.

DISCUSSION/ANALYSIS

The proposed redraft is intended to formalize the program requirements and support future enforcement of the Bylaw by reflecting current program requirements.

The proposed redraft will reflect current program requirements related to:

- Requirement for a plumbing permit;

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- General application requirements, including certification of plumbing contractors and specifying drawings to support the application may be requested at the discretion of the City;
- Refusal to issue a plumbing permit;
- Permit fees, fee adjustments, cancellations, and refunds; and
- Permit terms and conditions.

The proposed redraft will also address the process of designating and appointing plumbing inspectors. The Regulations require the local authority to designate a chief plumbing administrator, who is responsible for the annual appointment of plumbing inspectors within the local authority. It is recommended that the Director of Building Standards be appointed the chief plumbing administrator responsible for appointment of plumbing inspectors, in accordance with Section 8 of the Regulations.

The Regulations now permit enforcement through the issuance of orders supported by an appeal process available to owners. With the formalization of current program requirements within the Bylaw, enforcement through an order process may be undertaken to achieve program compliance. Prior to implementing changes in program enforcement, further engagement and communication with the Mechanical Contractors Association will be undertaken.

FINANCIAL IMPLICATIONS

There are no financial implications associated with the proposed redraft. The proposed redraft will continue to reflect the fee structure and cost-recovery model approved by City Council.

OTHER IMPLICATIONS

There is no privacy, social or environmental implications identified.

NEXT STEPS

Upon approval by City Council of the proposed recommendations, the City Solicitor will draft the necessary bylaw to repeal and replace the existing Bylaw which will be brought forward for City Council approval. Appropriate communication and engagement, with industry, will be developed around the future enforcement of the new bylaw.

REPORT APPROVAL

Written by: Kara Fagnou, Director of Building Standards
Approved by: Lynne Lacroix, General Manager, Community Services

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