

BYLAW NO. 9959

The Plumbing Bylaw, 2024

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BYLAW NO. 9959

The Plumbing Bylaw, 2024

The Council of the City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as *The Plumbing Bylaw, 2024*.

Definitions

2. (1) In this Bylaw:
 - (a) “**Act**” means *The Construction Codes Act*;
 - (b) “**fixture**” means a device connected to the plumbing system to deliver or drain water, and includes basins, water closets, baths, showers, sinks, floor drains, urinals, drinking fountains, mop sinks, grease interceptors, grit interceptors and roof drains;
 - (c) “**NPC**” means the edition of the National Plumbing Code of Canada declared to be in force pursuant to section 5 of the Regulations;
 - (d) “**Regulations**” means *The Plumbing Code Regulations*.
- (2) Unless otherwise defined in this Bylaw, definitions in the Act, Regulations and NPC apply, with any necessary modification, to the interpretation of this Bylaw.

Purpose

3. The purpose of this Bylaw is to regulate plumbing systems and fees through a permitting process as provided for in the Act and Regulations.

Chief Plumbing Administrator

4. For the purposes of section 7 of the Regulations, the Director of the Building Standards Department is appointed as chief plumbing administrator.

Requirement for a Permit

5. (1) No person shall establish, install, construct, extend, renovate, alter, repair or remove a plumbing system without a valid permit issued pursuant to this Bylaw.
- (2) A permit is not required:
 - (a) to repair or replace a previously permitted fixture without changing the plumbing system;
 - (b) to repair or replace an existing valve, faucet or water heater;
 - (c) to repair a leak;
 - (d) to force out a stoppage if no change in piping is required; or
 - (e) if no extension of the plumbing system is required, for the installation of a water treatment device, underground sprinklers or a domestic dishwashing machine or laundry machine.

Permit Applications

6. (1) A person applying for a permit shall submit an application to the City in the form required by the City.
- (2) In addition to the requirements contained in the NPC and Regulations, every permit application shall identify and describe the details of the proposed work and use of the building to be covered by the permit.

Fees

7. The City may charge the applicable permit, inspection and other fees set out in Schedule "B".

Permit Issuance

8. (1) The City may issue a permit if the applicant:
 - (a) meets the criteria set out in Schedule "A";
 - (b) has provided the information required by section 6; and

- (c) has paid either of the following fees as set out in Schedule “B”, whichever is greater:
 - (i) the minimum permit fee;
 - (ii) for each fixture that falls within the scope of the work for which the permit is required, the cost per fixture fee.
- (2) The City may refuse to issue a permit to an applicant:
 - (a) who does not meet the criteria set out in Schedule “A”;
 - (b) if it would authorize any work that requires any other approval from the City which has not yet been granted;
 - (c) who has failed to pay any fee required pursuant to this Bylaw;
 - (d) who has any defective work outstanding with respect to a different permit; or
 - (e) for any other reason listed in the Regulations.
- (3) If the City refuses to issue a permit:
 - (a) written reasons shall be provided to the applicant; and
 - (b) the fee paid pursuant to clause 1(c) shall be refunded.
- (4) Work for which a permit is required shall not commence until the permit has been issued.

Permit Expiry and Extension

- 9. (1) A permit expires and ceases to be valid at the earliest of the following times:
 - (a) 1 year after the date on which the permit was issued;
 - (b) if work authorized by the permit has not commenced within 180 days of the date of issue of the permit;
 - (c) if work authorized by the permit has commenced but is suspended or abandoned for a period of 180 days.
- (2) If all work listed on a permit is not completed before the permit expires, the permit holder must comply with subsection 24(3) of the Regulations.

- (3) The City may extend the timelines mentioned in subsection (1) upon receiving a written request from the permit holder, and may take into consideration extenuating circumstances, including the following:
 - (a) the complexity of the construction scope;
 - (b) unusually adverse weather;
 - (c) broad labour shortages;
 - (d) issues relating to the supply of materials.

Permit Revocation

10. (1) The City may revoke a permit:
 - (a) if the permit holder requests in writing that it be revoked, provided the work for which the permit was required has not commenced;
 - (b) if the permit was issued on mistaken, false or incorrect information;
 - (c) if the permit was issued in error;
 - (d) if the permit is expired;
 - (e) if there is a contravention of any condition under which the permit was issued;
 - (f) if, in the opinion of the City, the permit holder has demonstrated an inability to perform the work in a safe or acceptable manner; or
 - (g) for any other reason listed in the Regulations.
- (2) If the City revokes a permit:
 - (a) written reasons shall be provided to the permit holder and owner within 5 business days; and
 - (b) if requested by the permit holder in writing, the amount paid by the permit holder less the minimum permit fee set out in Schedule "B" shall be refunded.

Adjustments to Number of Fixtures

11. The City may vary the number of fixtures within the scope of a permit that has been issued and:
 - (a) if the number of fixtures installed increases, the permit holder shall pay the cost per fixture fee set out in Schedule “B” for each additional fixture; or
 - (b) if the number of fixtures installed decreases, the permit holder shall be refunded the cost per fixture fee set out in Schedule “B” for each fewer fixture, less the minimum permit fee set out in Schedule “B”.

Inspection Schedules

12. (1) The permit holder shall be present for all inspections conducted by the City.
- (2) For new plumbing systems, the inspection schedule is as follows:
 - (a) the rough-in inspection shall occur:
 - (i) after the installation of the drain and venting systems; and
 - (ii) prior to enclosure within the ground, walls or floor assemblies;
 - (b) the final inspection shall occur after:
 - (i) the fixtures and water distribution piping are installed and connected to the installations described in clause (a); and
 - (ii) the plumbing system is ready for use;
 - (c) other inspections shall occur at any other time the City considers necessary for the proper administration of the Act, Regulations, NPC, or this Bylaw.
- (3) The inspection schedule for any plumbing system that is not mentioned in subsection (2) shall be as determined by the City.

Partial and Re-Inspection Fees

- 13. If a plumbing inspector has been requested to perform an inspection and finds that the work is incomplete, does not comply with the Act or Regulations or is otherwise unready for inspection and a follow-up inspection is required:
 - (a) where the plumbing inspector performs a partial inspection, the permit holder shall pay the partial inspection fee set out in Schedule “B” prior to the follow-up inspection; and
 - (b) where the plumbing inspector does not perform a partial inspection, the permit holder shall pay the re-inspection fee set out in Schedule “B” prior to the follow-up inspection.

Offences

- 14. Every person who contravenes any provision of this Bylaw, or the terms or conditions of a permit issued pursuant to this Bylaw, is guilty of an offence and liable on summary conviction pursuant to section 39 of the Act.

Bylaw No. 6583 Repealed

- 15. Bylaw No. 6583, *The Plumbing Permits Bylaw*, is repealed on the date this Bylaw comes into force.

Coming into Force

- 16. This Bylaw comes into force upon receiving the approval of the Minister of Government Relations.

Read a first time this _____ day of _____, 2024.

Read a second time this _____ day of _____, 2024.

Read a third time and passed this _____ day of _____, 2024.

Mayor

City Clerk

Schedule “A”

Certified Plumbing Company or Contractor

1. For the purposes of clause 8(1)(a) of this Bylaw, an applicant for a permit must:
 - (a) hold a valid business licence issued by the City;
 - (b) hold a valid journeyperson’s certificate or be a business that employs at least 1 individual who holds a valid journeyperson’s certificate;
 - (c) not have outstanding permits with deficiencies; and
 - (d) not have unpaid fees pursuant to this Bylaw or *The Business Licence Bylaw, 2021*.

Schedule "B"**Fees**

	2024	2025
Minimum Permit Fee	\$120.00	\$124.00
Cost Per Fixture Fee	\$ 30.00	\$ 31.00
Partial Inspection Fee	\$ 80.00	\$ 83.00
Re-Inspection Fee	\$107.00	\$110.00
Returned Item Fee	\$ 20.00	\$ 20.00