



## The Corporation of the District of Peachland

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### WATER SERVICE CONSTRUCTION GUIDE

In accordance with [Water Regulations Bylaw No. 1896 - Consolidated](#), for all newly constructed single family homes (SFH), service connections, lot changes where a Development Permit is required, and some renovations, a water meter is required to be installed in a Meter Pit at the parcel boundary. A Meter Pit is necessary to protect the water meter against freezing, heat and other severe conditions that might damage it.

The costs of all materials and installation (excavation, plumbing, etc.) is the responsibility of the property owner. Operations Department staff will supply an appropriately sized water meter. The cost of this meter will be billed back to the homeowner. If there is an existing water meter inside the home, the meter will need to be uninstalled by a plumber and returned to the District.

#### Definitions:

- “Service Connection” means the connecting line from the waterworks system to the parcel boundary, and includes all related pipes, shut off valves and other appurtenances. This means the portion of the water service within District property.
- “Water Connection” means the pipes and appurtenances on private property used to conduct water from the curb stop to the private property. This is the portion from the property line to the house/structure.
- “Meter Pit” means the chamber that houses the water meter. A barrel-shaped chamber is placed in the ground and the top of the chamber has a lid, at ground level, to allow for access to the metering device located inside.

The steps to have the water service completed are as follows:

#### **STEP 1)** Complete a [Water & Sewer Service Application](#)

An owner or an owner’s authorized agent must make an application to install a Service Connection from the waterworks system to the owner’s parcel boundary, and a Water Connection from the curb stop to his or her private property. Applications are received in one of two ways:

- a) If a Building Permit is being applied for, the Water & Sewer Service Application form will be submitted as a part of that application package.
- b) If only a Water/Service Connection is being applied for, the completed application form can be submitted via email to [operations@peachland.ca](mailto:operations@peachland.ca), or in-person to the Operations Department at the Public Works Yard (Address: 5379 Princeton Avenue, Peachland BC).

Once the application has been received, staff will review and contact the applicant should any further information be required.

If the application was received as part of a Building Permit application, the Building Department will review the fixture counts to determine the size of pipe required to meet BCBC and BCPC regulations. Depending on the fixture count, an existing Service Connection to the property may require upsizing if it's diameter is insufficient. This will be completed as part of the construction of the Building Permit. It is not a requirement to have this completed before the Building Permit can be issued, it will however be required to be completed prior to receiving Final Occupancy.

Conclusions of the review will be communicated to the applicant and the applicant will be directed how to proceed.

## **STEP 2) Payment of fees**

Fees are calculated as per [Water Rates Regulation Consolidated Bylaw No. 1931](#). Any fees and charges must be collected prior to application approval and the start of construction. Fees are collected in one of two ways:

- a) If a Building Permit is being applied for, the applicable fees and charges will be collected upon issuance of the Building Permit. They will be collected with all other charges pertaining to the Building Permit.
- b) If only a Water Connection is being applied for, the fee will be communicated to the applicant and staff will include direction on how and where to pay.

## **STEP 3) Upgrade the existing Service Connection (if necessary)**

Once the Building Permit has been issued or the application approved, the applicant may commence construction. Should a Service Connection need to be upsized, all work must be completed by a certified plumber or qualified contractor approved by the Operations Department. Please see the list on the final page of excavators, plumbers and contractors in the area who are known to complete this type of project.

As per [Subdivision, Development and Servicing Bylaw No. 1956 Consolidated](#) (SDS Bylaw), standards for the Service Connection include:

- A shut-off valve (curb stop) to be located within 300mm of the lot line on the public side.
- Each connection of 100mm diameter or larger requires a check valve at the lot side of the shut-off.
- Service Connections are to be as per MMCD Platinum Edition – Volume II. Please reference Section 33 11 01 and Standard Detail Drawings W0 to W10 for waterworks specifications.

- SDS Bylaw Schedule 9 – Supplemental Specifications indicates:
  - Pipe diameter 19mm to 50mm to be Type K annealed copper certified to ASTM B88M or,
  - Pipe diameter 25mm to 50mm may be Pressure Class 160 Polyethylene tubing certified to CSA B137.1.

The new Service Connection must be hot-tapped into the watermain in order to keep the system live for the surrounding residents and eliminate interruptions. Operations Department staff are to be on-site to witness the hot-tapping. Please contact the Operations Department to coordinate once at this stage.

#### **STEP 4) Source a Meter Pit**

After being contacted by the Operations Department with how to proceed, a Meter Pit can be sourced. Our specifications for the Meter Pit are as follows:

- The Ford Coil Pit Setter with a Flat Lid is required (see links below for reference).
- The Meter Pit should be fitted for Neptune MACH 10 Ultrasonic meters.
- Please see the catalogs for the Plastic Pit Setter (<https://www.fordmeterbox.com/products/catalog/fa>) and Meter Pit Cover (<https://www.fordmeterbox.com/products/catalog/d>).

Fred Surridge Ltd. in West Kelowna can be contacted for sourcing a Meter Pit and cover. They are familiar with the configurations and dimensional information for Meter Pits that house the Neptune MACH 10 Ultrasonic meters.

To reiterate, a coil pit setter with a flat lid is required. Please relay this information when sourcing the Meter Pit.

#### **STEP 5) Install the Meter Pit and Water Connection**

- The Meter Pit shall be provided at the property line on the District side.
- The Meter Pit should be installed as close as possible to the curb stop. If you'd like to move it elsewhere, the location must first be approved by Operations Department staff.
- The Water Connection line and the bottom of the Meter Pit must be sufficiently bedded with sand.
- A minimum cover of 1.2m is required over the Water Connection.

#### **STEP 6) Arrange for an inspection**

Once you have installed the Meter Pit and Water Connection, please contact the Operations Department at [operations@peachland.ca](mailto:operations@peachland.ca) or (250) 767-2108 to arrange for an inspection and metering device installation. At least 48 hours notice should be given prior to an inspection.

- Water Connection line and Meter Pit are to be completely exposed and fully visible at time of inspection.
- The top of the Meter Pit lid must be set at final grade before backfilling. Once backfilling is complete, the lid must be visible and available for easy access by District staff. Once installed, the only way to raise the lid is by digging the entire assembly up and re-installing, so please ensure the grade is correct.
- The inside of the Meter Pit should not be backfilled.
- A Meter Pit found to be located on private property will be required to be moved to District property. Please have your property lines visible at time of inspection.

**NOTE:** Prior to backfilling the Water Connection and around the Meter Pit, Operations Department staff must be called for an inspection. The water service will NOT be turned on until a water meter is in place to the District's satisfaction.

#### **Contractor List:**

- Con-Ex Earthworks Inc. ([con.ex.earthworks@gmail.com](mailto:con.ex.earthworks@gmail.com) or 250-808-7338)
- Approved Services (<http://www.approvedservices.ca/>)
- Superior Excavating Services Ltd. ([superiordig@shaw.ca](mailto:superiordig@shaw.ca) or 250-767-9447)
- AA Contracting (<https://www.aacontracting.ca/> or 250-808-8081)
- OK Excavating (<https://okexcavating.ca/>)
- Mr. Rooter Plumbing (<https://www.mrrooter.ca/>)
- Teale's Water Utility Services (<https://www.tealeswus.com/>)
- Pacific Flow Control Ltd. (<https://pacificflowcontrol.ca/>)

\*Please note that this is not a recommendation list and contact information may have changed\*