



City of St. John's Corporate and Operational Policy

Policy: 08-04-18 Premises Isolation from the Public Water Supply

Status:

Issued By: Public Works and Parks

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Approval:**

2008/03/03

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Index: 08 Public Works

Section: 04 Water and Sewer

Title: 18 Premises Isolation from the Public Water Supply

Purpose

To protect the City Water Distribution System from potential contamination from properties which are serviced with municipal water.

Policy Statement

1. This policy shall apply to all properties, with the exception of residential properties with two dwelling units or less, and provided that the residential property does not have, or is proposed to have, a mixed use or home occupation use. However, in the case of properties to which this Policy does not apply, the premises shall be required to provide and keep accessible, a straight piece of pipe suitable for future installation of a backflow preventer (BFP).
2. All applicable properties shall install premises isolation BFP devices(s) for each property water lateral that is proposed to be, or is currently connected to the municipal water supply. The device shall be of a type, approved by the City and shall conform to CSCA Standard B64 (latest revision).
3. Where a water service lateral is not proposed to service a hydrant, the premises isolation BFP device(s) shall be located immediately upon entry of the service into each property building, prior to any branch/connection. The BFP device(s) shall be kept accessible in a non-confined space area in the building and shall be accessible for inspection or testing by the City at any time.
4. Where a service is branched inside a building to accommodate a sprinkler/standpoint and

domestic building supply, each branch shall incorporate premises isolation BFP devices(s). In the case of a sprinkler/standpoint line, the BFP device shall be a UL listed and FM approved, detection type and shall be as required by the National Plumbing Code, except that the minimum level of premises isolation shall be a double check valve assembly (DCVAF) backflow preventer.

5. Where a water service lateral is proposed to service a hydrant, the premises isolation BFP devices(s) shall be a ULC listed and FM approved detection type reduced pressure principle (RPF), and shall be located between the property line and the first branch, in a heated, above ground, non-confined space enclosure. The enclosure shall be located close to where the lateral crosses the property boundary, but no case shall the enclosure be located in excess of 40m from where the lateral crosses the property boundary. The enclosure shall be accessible for BFP inspection or testing by the City at any time. Alternatively, in the case where the water service lateral enters the building before any connection to a private hydrant, the premises isolation BFP device(s) maybe installed within the building prior to any branch/connection, other than the domestic building supply, provided arrangement is allowed by all applicable authorities and legislation.

6. The required premises isolation BFP device type shall be selected based upon the highest degree of hazard from individual sources of pollution or contamination within the premises, using Tables B.1 and B.2 of Annex B, CAN/CSA B64.10 (latest revision), with the exception that a listing of MINOR risk shall be considered for the purposes of this Policy as a listing of MODERATE risk. A premises with a risk of MODERATE shall install a premises isolation double check valve assembly (DCVA) BFP and a premises with a risk of SEVERE shall install a premises isolation reduced pressure principle (RP) BFP. Where a hazard is not listed in CSA B64.10, the level of hazard shall be determined by a professional engineer and is subject to approval by the City.

7. The property owner shall keep each premises isolation BFP in operation at all times and shall have the BFP inspected and tested, as per CSA B64.10.1 by a **certified tester** at least annually. Documentation of annual BFP certification shall be supplied to the City when required. Failure to supply certification to the City when required shall cause the City to cease to supply water to the premises, in order to protect the municipal water supply from potential contamination.

8. Compliance with this Policy shall be at the property owner's sole cost.

Application

Responsibilities

Department of Public Works and Parks, Department of Engineering, Department of Planning, Department of Building and Property Management.

Definitions

References/Appendix

Monitoring and Contravention

Approvals

Public Works and Environment Standing Committee report - February 26, 2008; Regular Meeting of Council - March 3, 2008; Public Works and Environment Standing Committee report - February 24, 2009; Regular Meeting of Council - March 2, 2009.

Review Period

Available to Public

- ☒ Yes
- ☐ No