

# GUIDE

## ROOF DRAINAGE SYSTEMS FOR SINGLE FAMILY DWELLINGS AND DETACHED ACCESSORY BUILDINGS

### GUIDE OVERVIEW

This guide is intended to assist the applicant with their drawing requirements for a building permit application. This is only an example of the information required for a drawing set submission, and is not intended to be reproduced for a building permit application.

Concentrated storm flows must be controlled to prevent erosion and flooding. Additional roof area requires that all storm water be collected and directed to an approved municipal storm system.

Additions and detached accessory structures may add new roof surface area that concentrate rain water through the use of gutters, downspouts and underground piping. It is important that owners and applicants proposing to apply for a building permit to construct these works be advised that drainage systems must be designed to deliver the storm water to an approved municipal storm system. Directing water to the surface directly or by using splashpads significantly contributes to flooding, soil erosion and water damage and is not acceptable. All drainage systems shall comply with the current edition of the B.C. Plumbing Code. Drain tile piping shall comply with the B.C. Building Code.

### GENERAL REQUIREMENTS

This is a general list consolidating common requirements compiled for information only and should not be considered a complete list.

- applicant to contact the Engineering & Public Works department to verify service connection locations and depths.
- applicant to verify the age and condition of the draitile and storm pipe system serving the principal dwelling before contemplating connecting the proposed addition or detached structure to the existing drainage pipes. Older systems may consist of a one pipe system (drain tile only) as was common in older homes, and may not be able to accommodate additional flows and result in flooding and backflow.
- If the existing storm pipe system cannot accommodate additional flow (generally, if the age of the home exceeds 20 years), the options are:
  - \* Bypass the principal dwelling and connect downstream by adding a privately owned sump on the private side of the property line, or;
  - \* If a lane exists, apply to Engineering & Public Works to have a connection/inspection chamber installed to a drainage ditch or other municipal drainage system. A privately owned sump will be required.

## GENERAL REQUIREMENTS CONTINUED

- Storm water drainage systems should not be confused with below ground soil drainage systems such as perforated foundation drain tile systems. The two systems are designed to operate independently and shall not be combined or interconnected except at the sump. Interconnection may cause perimeter drainage systems to surcharge and cause flooding.
- Driveway storm drainage or other surface catch basins or drains shall not be interconnected with subsoil drainage and must be connected to a sump.
- Applicant to engage a professional when preparing drawings for this application.
- Substandard drawings will not be accepted.
- Permit drawings must provide sufficient information to describe the full scope of work.
- Submissions are required to comply with the latest version of the British Columbia Building Code and applicable City of Coquitlam bylaws and regulations.
- All drawings are to be neat, to scale and of draftsman quality.
- Metric or Imperial standard may be used, but not mixed.
- Agent Authorization Form (if applicable).

## PERMIT SPECIFIC REQUIREMENTS

- Two complete sets of drawings minimum format 24" x 36" at a scale of 1/4"=1'.
- Site Plan at a scale of 1/8"=1'.
- Land Title Document
- plumbing permit is required for all proposed storm drainage systems. Perimeter drain tile systems are considered a component of the foundation system and are within the scope of the building permit and inspection process. (see drawing on reverse side)

## FEES

Fees will be collected based on the value of work proposed, as outlined in the City of Coquitlam's Fees and Charges Bylaw.

## INSPECTIONS

Complete information on inspections can be found on our Inspections page.

- Buildings and/or structures requiring a building permit will also require inspections performed by City Building Officials.
- Plumbing permits for new plumbing systems and services will require inspections by City Plumbing Officials.

**This information is provided for convenience only and is not in substitution of applicable City Bylaws, Provincial or Federal laws and regulations. Always refer to official documents. The City is not responsible for errors found in copies or alterations of this document.**

# EXAMPLE

