

December 2020
BUILDING DIVISION

SEPTIC REQUIREMENTS FOR BUILDING PERMIT

Any home or building that is not connected to a sanitary sewer system requires a method for getting rid of domestic sewage. If a house or building has indoor plumbing and is not connected to a sanitary sewer system, it must be connected to an onsite sewage disposal system that is in compliance with the [Sewerage System Regulation](#).

According to the Sewerage System Regulation, only an *Authorized Person* (as defined by the *British Columbia Sewerage System Regulation, B.C. Reg. 326/2004*, as amended) can design, install, repair, maintain, and/or inspect a sewerage system. An *Authorized Person* is a Professional Engineer or a Registered Onsite Wastewater Practitioner (ROWP).

To find a ROWP, contact Applied Science Technologists & Technicians of British Columbia at 604-585-2788 or visit their website at <https://owrp.asttbc.org/>.

To find a Professional Engineer, contact Engineers and Geoscientists British Columbia by visiting their website at <https://www.egbc.ca/Member-Directories/Professionals-for-Sewerage-System-Regulation>.

Required Documents for Building Permit Application

The City will only accept building permit applications which include the required documentation for the onsite sewerage system. Applicants must:

- Submit an active filing with the Fraser Health Authority for the design of a treatment method to ensure that the sewerage system does not cause or contribute to a health hazard, based on the building plans submitted as part of the building permit application.
- Submit a summary report to the City, which includes calculations for the sizing, along with the design drawings registered with the Fraser Health Authority, specifically:

- Site plan indicating the location and extent of the septic field. Existing site features, including topography, watercourses, wells, etc., should be marked with offset distances to the septic field system.
- Supporting calculations used to establish the size of the treatment system. The design flow should be based on the design population for the zone of the lot, using Table 2.3.1. of the City's Design Criteria Manual, as amended, and a flow rate of 350L/person/day.
- Design drawings that were registered with the Fraser Health Authority.
- Proposed effluent discharge location.
- Design effluent discharge limit.

Restrictive Covenant Requirements

A Restrictive Covenant (RC) shall be registered on title. The property owner must do the following:

- Protect the disposal field area per the design filed with the Fraser Health Authority. The disposal field area does not include any additional area on-site required for any treatment works (i.e. septic tanks or treatment plants) that shall be located within the bounds of the lot in compliance with the Fraser Health Authority requirements.
- Retain an *Authorized Person* to maintain or to supervise the maintenance of the sewerage system.
- Submit a certification letter from an *Authorized Person* every two years, in a format acceptable to the City, confirming that:
 - The sewerage system has been maintained as per the system's operation and maintenance (O&M) plans on file with the Fraser Health Authority.
 - The effluent being discharged from the system is within its designed discharge limits.
- The RC shall include wording that if the certification letter is not provided by the owner when required, then the owner provides the City with the right to engage an *Authorized Person* and the right to access the property to complete the required maintenance, sampling, and certification letter, as well as the right to bill the owner for these services accordingly.
- A draft of the RC must first be submitted to the City for review and approval prior to registering the RC on title. The RC shall be based on the standard RC template provided by the City to the applicant.
- The RC must be registered at the Land Title Office before the building permit can be issued.

Properties that are located within the Agricultural Land Reserve (ALR) AND that exceed 0.81 hectares (2 acres) in size are exempt from the above RC requirements.

If you require additional information, please contact the City of Surrey Building Information Line at 604-591-4366 or email planningdevelopment@surrey.ca.