

## APPENDIX A



Building Department  
Review of Rear Yard Drains and Approval Process

The following presentation is a brief summary of the steps and procedures that are followed when a permit under the building code act for a rear yard drain is applied for and installed.

# Ontario Building Code Act

Under the Ontario Building Code Act a permit must be applied for to install a rear yard drain per 8(1) of the Act.

8(1) No person shall construct or demolish a building or cause a building to be constructed or demolished unless a permit has been issued therefor by the chief building official. 1992, c. 23 s. 8(1); 1997, c. 30 Sched. B, s. 7(1).

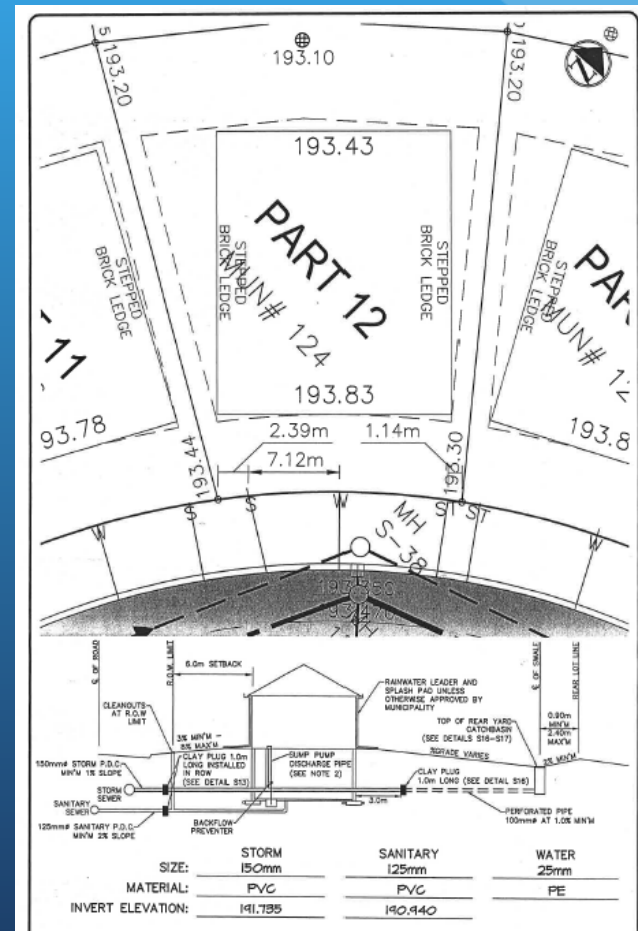
A “building” as defined in the act means:

“building” means,

- (a) a structure occupying an area greater than ten square metres consisting of a wall, roof and floor or any of them or a structural system serving the function thereof including all plumbing, works fixtures and service systems appurtenant thereto,
- (b) A structure occupying an area of ten square metres or less that contains plumbing, including the plumbing appurtenant thereto,
- (c) plumbing not located in a structure,
- (c.1) a sewage system, or
- (d) Structures designated in the building code;

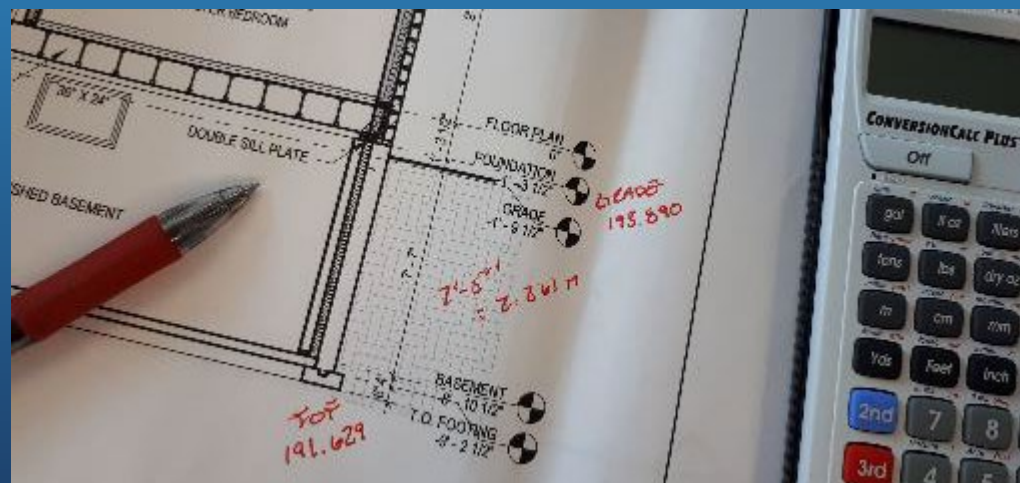
Once the Building Department receives an application to build a new home. The following are the steps in our procedure and policy.

1. The inspector will pull up the subdivision file and the individual lot grading plan that has been specifically prepared for the Town by an engineer and approved by Municipal Services.



Once the Building Department receives an application to build a new home. The following are the steps in our procedure and policy.

2. The inspector will review the plans submitted and determine the top of footing elevation by subtracting the finished grade from the height of the proposed foundation and footings on the drawings.



This calculation will provide the inspector the elevation we expect to be confirmed to us at the footing inspection on site by the way of a footing certificate prepared by an OLS (Ontario Land surveyor). We have historically excepted a variance of 6" due to over dig or soil and site conditions.

This variance can be adjusted within the final grade or by a brick ledge if necessary. Sometimes the contractor fails to coordinate in having a footing certificate on site at time of inspection.

If this is the case the inspector does not pass the footing inspection and advises the contractor, they are pouring at their own risk. If the footing certificate comes in over the calculated height the contractor still has an option to adjust the foundation wall with brick ledges which they can set to meet the approved grade.

### 3. The rear yard drain elevation by a Ontario professional engineer

When the rear yard drain is set by a professional Ontario professional engineer it will correspond with the grade also set by the engineer. The catch basin of the rear yard drain is set at a lower elevation so water can flow into it.

We do inspect the installation of the rear yard drain and piping to carry the water into the storm sewer.

At this time the grade is typically in a rough state due to the construction traffic on the property.

## 4. Inspection for Occupancy

Typically, we do an Occupancy inspection of the home to determine that all Building Code items have been met. We will review the surrounding grade for any concerns.

At times the finish grade may not have been completed and the inspector will issue a deficiency list noting this as incomplete.

Finish grade is not a required item to have during the occupancy inspection. These detailed inspections are laid out in the Building Code and are specified on the permit card issued with the Town approved drawings.

## 5. Final Lot Grading Certificate

We have a policy that the contractor must provide us with a finish grade certificate so the Building Department can close the permit. The finish grade certificate is supplied by an OLS (Ontario Land Surveyor).

This certificate confirms the final elevations have met the proposed site plan. It is common for the grade to be out slightly and historically the policy has been, as long as it is within a 6" tolerance it can be acceptable.

Sometimes grade elevations are off the approved lot grading plan and due to landscaping choices or materials. This typically does not adversely affect the drainage and that is why the tolerance has been widely accepted.

## 6. Grading of fill lots

For grading of fill lots (severed parcels not in an engineered subdivision) it has been our policy that all fill lots provide a lot grading plan to determine the elevation of the proposed house and neighboring properties.

The goal is to manage water on site and not adversely affect adjoining properties.

These fill lots can be challenging because they have sat vacant for years and for years the adjoining property was draining towards them, this is usually because they are at a lower elevation.

This at times is contentious and the existing property owner may have never had an issue with drainage until a new home goes next door and they can no longer drain on the lower lot.

At times and over the recent years all these regulations and requirements fall to the way side during heavy rain fall events with large deluges of water.

These events have a significant impact on infrastructure. The challenge in keeping up with massive flows of water. These are often referred to as one in 100 year events which we see far too often these days.

During these events even the best engineered systems struggle to keep up and usually create some type of short term flooding. This is also true with rear yard drains in engineered subdivisions. When storm sewers cannot keep up, rear yard drains will pool water in the back yard until the flows reduce in volume.

Rear yard drains act as mini SWM (storm water retention ponds). The goal is to flood a backyard and not a basement until sewers can pick up the excess volume.