



## **Advisory Bulletin**

February 27, 2026

### **Subject:**

Plumbing System Extensions to Ancillary Buildings

### **Code reference:**

National Plumbing Code of Canada 2020

2.3.5.3. Protection Against Freezing (See Note A-2.3.5.3.)

1) Where piping may be exposed to freezing conditions, it shall be protected from the effects of freezing.

### **Background:**

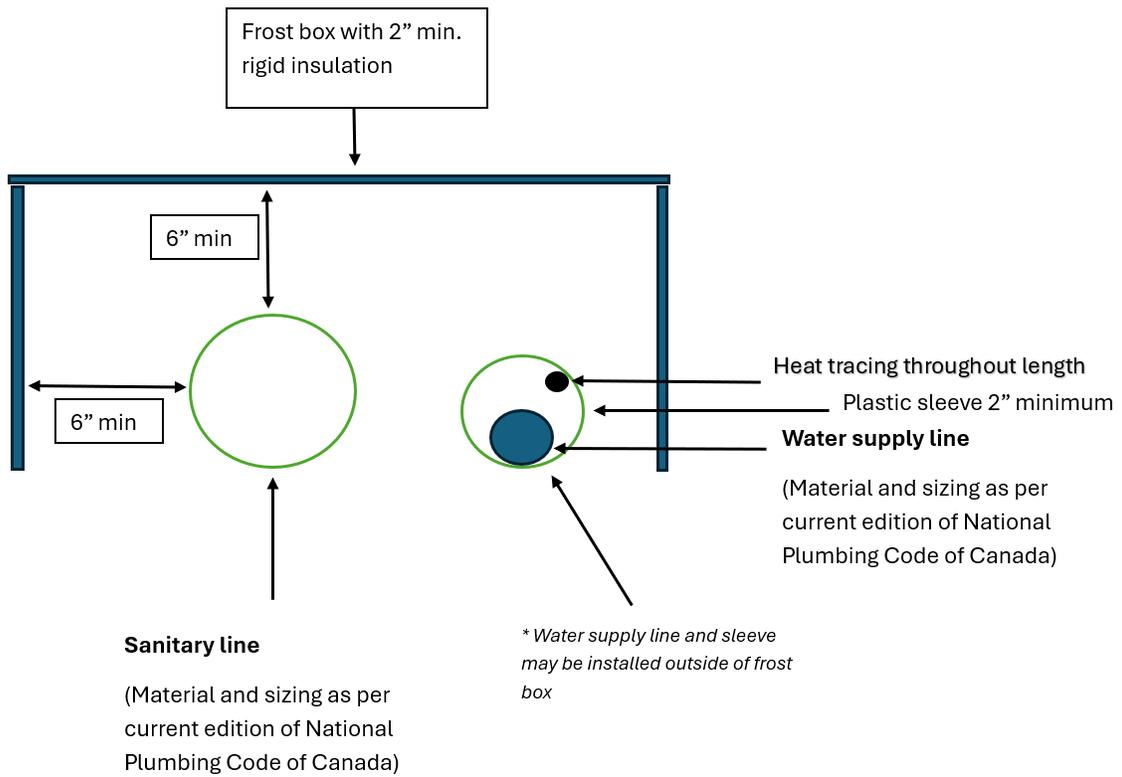
Sanitary and water plumbing system extensions installed underground from a primary building to an ancillary building on a residential lot where only one primary water service and building sewer are permitted, shall be protected from freezing.

### **Advisory:**

Utilizing the 2025 Standard Specification for Waterworks Construction as a guide, plumbing systems installed at or below 2.7 meters in clay, 3 meters in clay/gravel mix, or 3.3 meters in gravel are protected from freezing.

Where site conditions do not allow for installations at or below these prescribed depths, the city will consider installations meeting the following guidelines as a method to protect against the effects of freezing. The intent being is that these extensions would be installed at the depths between 1.2 to 2.7 meters.

- 1) **Waterline installations shall be orientated so that all water meters are located within the primary building.**
- 2) The water and sanitary in every installation shall be no shallower than 1.2 meters
- 3) The waterline shall be sleeved in its entirety. Sleeve material shall be approved for direct burial.
- 4) The waterline shall be heat traced in its entirety.
- 5) The sleeve shall be sealed at the ancillary building end.
- 6) The sanitary piping shall be installed in a frost box with a minimum 6-inch granular coverage on sides and top of pipe. The frost box installation shall be formed using 2-inch minimum thickness rigid foam board with a compressive strength of 40 psi.
- 7) It is acceptable to install the sleeved waterline extension within the confines of the frost box adjacent to the sanitary, or it may be external of the frost box.



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