



VARIANCE

June 20, 2025

Subject

A normally open backwater valve serving more than one, but not more than two, dwelling units.

Background

This variance is issued under the authority of the Safety Codes Act, Chapter S-1 Section 38(1) for backwater valves of the normally open design serving more than one dwelling unit.

Standing Posted Variance – SPV-007 applies to:

Normally open design backwater valves conforming to CSA B70, CSA B181.1, CSA B181.2 and CSA B182.1 standards listed in the National Plumbing Code of Canada serving no more than two dwelling units.

Applicable regulatory requirements

National Plumbing Code of Canada 2020, Clause 2.4.6.4 - Protection from Backflow

National Plumbing Code of Canada 2020 2.4.6.4 (5)(b)

- 5) A backwater valve is permitted to be installed in a building drain, provided that
- b) it does not serve more than one dwelling unit

Intent of the variance

To allow the Installation of an alarmed normally open backwater valve on a building drain serving a dwelling unit with a secondary suite. The normally open backwater valve must have an alarm to notify all building occupants of a sewer backup. The person in care and control of the property shall have unrestricted access to the backwater valve. In the event of a sewer back up, use of the plumbing system with cease until the system is restored to a functional status.

Verification of equivalency

Section 2.2.1.1, OH2 - Sanitation.

An objective of this Code is to limit the probability that, as a result of the design or installation of the plumbing system, a person in the building or facility will be exposed to an unacceptable risk of illness due to unsanitary conditions. The risks of illness due to unsanitary conditions addressed in this Code are those caused by-

OH2.1 – exposure to human or domestic waste

OH2.4 – contact with contaminated surfaces

Installation of the alarm meets the intent of the National Plumbing Code 2020 in protecting the building drain against a public sewer backup.

Rational

The installed alarm (warning system) mitigates a second dwelling units' exposure to an unacceptable risk of illness due to indoor air quality and exposure to human or domestic waste. Satisfying the NPC 2020, Division A, Part 2, Objectives.

Address

This variance shall be applicable to the address where a permit in the plumbing discipline is required to install, alter or add to a plumbing system.

Authority and conditions

Under the authority of Section 38 of the Safety Codes Act, Chapter S-1 of the Statutes of Alberta 2000, this variance is granted based on:

- the owner/contractor acknowledging the authority under which the variance is issued.
- the owner/contractor ensuring that the project is conducted as outlined in this variance.

Note

Non-compliance with the requirements of this variance is an offence under the Alberta Safety Codes Act

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