

Storm, Sanitary, and Water Services for Home Construction



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Home construction or demolition can impact municipal services such as storm, sanitary and water. This brochure is intended to provide information and costs related to typical situations related to these services during home demolition and construction.

Storm, Sanitary, and Water Services for Home Construction

During construction of a new house on a vacant lot or demolition of an older house to build a new home, there will be impacts (either temporary or permanent) on the connections to the municipal services, which include storm, sanitary and water. There are various scenarios that may occur, depending on the design of the new home, the age of the services, and the location of the services.



Locating Existing Services

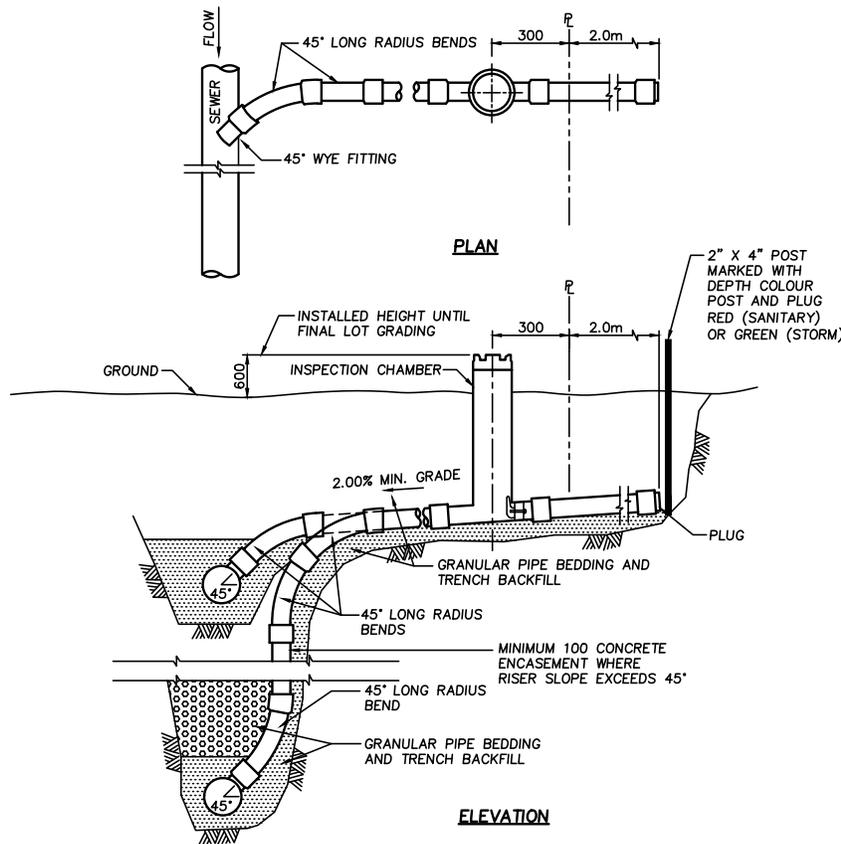
Typical elevation and plan details of storm and sanitary (i.e. “gravity”) services are shown on Figure 1.

In some cases, you may wish to lower the gravity services to accommodate a lower basement as part of the new home. Depending on the depths of the mains and locations of other utilities, it may or may not be feasible to lower these services. If you are considering a lower basement, the first step is to determine the depth of the existing gravity services.

While Coquitlam’s geographical information has data that will provide you with a good place to begin, the best method of verifying the depths is to dig and measure the current depths of the services at the property line. You can hire the City to do these locates (see Table of Fees) or you can hire your own contractor. As long as you are working on your own property, you do not need permission from the City to do these locates, however, you should contact BC One Call to ensure there are no other utilities in the way of your excavation.

If you determine that you want to pursue the possibility of lowering your gravity services, further investigative work will be required. In this case, you will need to talk with Engineering & Public Works staff. Please call **604-927-3500**.

Figure 1 – Storm and Sanitary Service Connections



Notes

- > Drainage mains tend to be shallower than the sanitary mains.
- > Water mains and water services (not shown on this drawing) are typically at a depth of 1.2m.
- > Older homes do not normally have inspection chambers shown above – these need to be added with new construction.
- > If new services are needed, it may make sense to install the new services, permanent cap, and temporary cap in the same phase of construction to save time and cost.

Age and Condition of Existing Services

Storm and sanitary services that are not made of PVC and water services that are older than 30 years will need to be replaced as part of your home construction (City staff will make this determination). It typically is more efficient and cost effective to complete this work prior to the demolition process. The completed work will be similar to that shown on Figure 1. You can hire the City to do this work (see Table of Fees) or hire your own contractor (for the gravity services only). If you choose to hire your own contractor you need to follow the steps listed on the next page under “Contractor Work on City Property”.

Temporary Capping of Existing Services

Services that will be re-used will need to be temporarily capped prior to demolitions. Temporary capping can be done at the same time as “Locating of Existing Services”. You can hire the City (see Table of Fees) or a contractor to do this work. If you hire a contractor, it will be necessary for a City staff person to inspect the capping prior to issuance of a demolition permit.

Permanent Capping of Gravity Services

When new gravity services are needed at a new connection point, it is necessary to permanently cap the old service at the main. This work can be done by the City (see Table of Fees), or you can hire a contractor for the gravity services, but need to follow the steps listed in this brochure.

Storm, Sanitary, and Water Services for Single Family Home Construction



Contractor Work on City Property

If you hire a contractor to do work on City property there are a number of steps that you need to take. Please visit Engineering & Public Works Customer Service located at the ground floor of City Hall so that City staff can explain the steps to you. The following is a list of what you will need to provide:

1. Name, address and phone number of the contractor to Engineering & Public Works Customer Service.
2. References for the contractors which verify previous, similar work successfully completed by the contractor.
3. "City of Coquitlam Prime Contractor Designation" form which must be completed by the contractor.
4. A copy of the contractor's Safe Work Practices and Procedures for Excavations (in accordance with WorkSafe BC requirements)
5. A list of any Notice of Violations or Orders issued to the contractor by Worksafe BC within the last five years (if any).
6. A WorkSafe BC Clearance letter confirming that the contractor is in good standing.
7. A copy of a current City of Coquitlam Business Licence.
8. The City's insurance form needs to be signed by both the homeowner and the contractor, dated and stamped by your insurance broker. Forms are available at Engineering & Public Works Customer Service.
9. A copy of your contractor's estimate, and this amount, plus 10%, will need to be deposited with the City. This security will only be used by the City if work is not done satisfactorily by the contractor.
10. A non-refundable 5% inspection fee plus GST (which is based on the contractor's quotation plus 10%).
11. A preconstruction meeting with an Engineering Inspector must be held prior to any work taking place on City property. Call **604-927-3500** to arrange a meeting. Construction standards and specifications need to follow the Master Municipal Construction Documents and Coquitlam's Supplementary Specifications.
12. A Road and Sidewalk Closure Permit needs to be submitted and approved prior to work on City streets. These permits are available from the City's website: **coquitlam.ca/closure**, or at the Engineering & Public Works Customer Service at City Hall.

Engineering & Public Works

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