



Plumbing and Sprinkler Trade Permits

1.0 General

Notwithstanding that the current monetary worth of mechanical, plumbing, and sprinkler work which are included in the monetary worth for the purpose of calculating a required Building Permit, Plumbing and Sprinkler trade permits must be obtained for all work regulated by the BC Building Code and other statute. The trade permit applications need to be submitted by qualified trades persons (i.e. valid trades ticket) undertaking the work.

2.0 UBC Plumbing Permits

UBC plumbing permits are required on the UBC site except that a permit is not required to repair or replace a valve, faucet, fitting, fixture, or fixture outlet pipe unless it requires the opening of walls and/or relocation of piping. The repair of minor leaks or a blocked drain does not require a permit either as long as there is no change to other piping. A plumbing trade permit application must be submitted to Permits and Inspection, Campus and Community Planning. For the purpose of determining the appropriate fee the following are considered a fixture: every "Y" intended for further connection, every roof drain, floor drain, hot water tank, storage tank, emergency shower/eyewash, commercial dishwasher, automatic clothes washer, ice box, potato peeler, garbage grinder, beer cabinet, sterilizer/autoclave, distillation unit, autopsy table, dental chair, air conditioning unit, interceptor, sand/plaster trap, acid neutralizing tank, swimming pool, reflecting pool, and other units or devices that may be reasonably considered a fixture by the authority having jurisdiction.

Two sets of scaled signed and sealed mechanical plans need to be submitted with the application form and the appropriate fees for major and minor capital projects.

3.0 UBC Sprinkler Permits

UBC Sprinkler permits are required for all building projects on the UBC site. A Sprinkler trade permit application must be submitted to Permits and Inspections, Campus and Community Planning. A Sprinkler permit application form, sprinkler permit plans will be required to be signed and sealed by the sprinkler contractor's engineer along with Schedule B Letter. The plans are required to be "reviewed" stamped by the architect, mechanical consultant (responsible for the performance specifications), and building code consultant where an alternative solutions proposal has been submitted and accepted. Institutional projects under the Canadian University Reciprocal Insurance Exchange Program (CURIE) also require fire protection review from CGI (formerly IAO). For these projects, 3 sets of sprinkler plans are required to be submitted. For non-institutional projects, 2 sets of sprinkler plans are required to be submitted.