



# Planning, Property & Buildings Department

## Standard Operating Procedure (SOP)

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**SOP For:** Private Property Building Sewer & Water Service Pipe Installations

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\* Supplementary document to the City of Brandon Building Bylaw No. 6018/55/92.

**Date Created:** February 29, 2016

**Date Implemented:** January 17, 2018

### **Minimum burial depths, insulation and backfill requirements for all private property building sewer and water service installations.**

In an effort to ensure consistency within the City of Brandon in regards to the installation of building sewers and water service pipes located on private property, the City of Brandon Planning, Property & Buildings Department has created Standard Construction Specifications for insulation and backfill requirements.

#### **1. Building Sewer and Water Service Installations**

##### **1.1. Application**

- a)** This procedure applies to all private property-building sewer and water service pipes. (See City of Brandon Development Services Water & Sewer Insulation Detail Drawing PBS-2015001).

##### **1.2. Minimum Depth of Service Installation**

- a)** The minimum burial depth for building sewer and water services shall be 1.4m (4'6") unless otherwise authorised, prior to installation by authority having jurisdiction.

##### **1.3. Except as provided in sentence 1.4.a, and 1.5.a, Building Sewer & Water Services shall be insulated at the depths indicated below**

- a) For burial depths less than 2.4m (8 Feet), but not less than 1.8m (6 Feet), 100mm (4"); flat formation insulation shall be installed. (See Water & Sewer Insulation Detail Drawing PBS-2015001).
- b) For burial depths less than 1.8m (6'), 100mm (4") box formation insulation shall be installed. (See Water & Sewer Insulation Detail Drawing PBS-2015001).

#### **1.4 Building Sewer & Water Services located under a driveway**

- a) For Burial depths less than 3.0 Meters (10 Feet), but not less than 2.4 Meters (8 Feet) 100mm (4Inch), flat formation insulation shall be installed. (See Water & Sewer Insulation Detail Drawing PBS-2015001).

#### **1.5 Building Sewer & Water Services located under a parking lot**

- a) Burial depth is less than 3.0 Meters (10 Feet), 100mm (4 Inch) box formation Insulation shall be installed. (See Water & Sewer Insulation Detail Drawing PBS-2015001).

#### **1.6 Material**

- a) All plumbing material shall meet all requirements of the Manitoba Plumbing Code.
- b) Insulation material shall be type VI Polystyrene foam insulation with a minimum compressive strength of 0.28 MPa (40 PSI) for ground application.
- c) Backfill shall be granular material carefully applied by hand to a depth 150mm over the pipe, and 150mm over the insulation, the remaining trench backfill shall consist of suitable excavated material, which is free of stones, boulders, cinders, and frozen earth.

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