

SEWERAGE

BY-LAWS, RULES AND REGULATIONS.

CHAPTER 1.

RESPECTING FRONTAGE ASSESSMENT AND REGULATION OF SEWERS.

1. That from and after the passing of this By-Law it shall and may be lawful for the Sewer Committee under the sanction and by the order of the Town Council of the Town of Stellarton, to construct common sewers in such streets and lanes or highways of the said Town of Stellarton, and through private property in said town as they may deem necessary for sanitary purposes, or where such sewers are petitioned for or authorized under the Act relating to Sewerage in the Town of Stellarton, provided always that such street, lane or highway or portion thereof be so situated as to afford a proper and sufficient outlet for such Sewers.

2. All private sewers so to be constructed to communicate with the said common sewers shall be of such arrangement, form, material and construction and communicate with the said common sewers in such a manner and at such parts thereof, and under such rules and regulations as the Council upon report of the Sewer Committee may from time to time perscribe, and no person, firm or corporation shall make any openings to uncover any public sewer, or house sewer, or make any connection therewith, unless by permission of the Committee of Sewers, their engineer or inspector, and it shall be the duty of any person who may construct any such drain or sewer, while excavating, to securely protect the opening as may be directed by the Engineer, Inspector, or Committee.

3. No pipe carrying roof water shall discharge alongside of any drain or into any sewer trench, except storm sewers.

4. No person, firm or corporation shall injure, break or remove any portion of the sewer system or its appurtenance, or throw or deposit or cause to be thrown or deposited in any sewer opening or receptacle connected with the sewer system, any garbage, offal, dead animals, vegetable parings, ashes, cinders, rags, or any other matter or thing except fæces, urine, the necessary water closet paper, and liquid house slops.

5. The Inspector, Engineer or Committee on Sewers shall have the power to stop and prevent from discharging into the sewer system, any private sewer or drain through which substances are discharged which are liable to injure the Sewers or obstruct the flow of sewage.

6. No open gutter, cess pool, privy, vault, cellar, underground drain or exhaust pipe from any steam engine shall be connected with any sewer.

7. The rules set forth in Schedule "A" shall be in full force and govern the construction of house sewers and drains, subject to alterations from time to time by the Committee on Sewers.

8. The cost of constructing any common sewer, or drain in any street, lane, court or thoroughfare or section of the same shall be borne and paid in the following manner:—Each owner of real estate situated on either side of such street or thoroughfare, shall pay the Town of Stellarton the sum of fifty cents of lawful money of Canada for each and every lineal foot of his property fronting thereon. The remaining expense shall be borne and paid by the Town. The following properties shall be chargeable as above and assessed for the construction of sewers.

First—All properties lying on either side of the street, lane, court or thoroughfare through which a new sewer is to pass and opposite to the sewer.

Second—All properties situated at or near the upper end or termination of such proposed sewer shall pay the same rate as if the sewer were to pass in front of such properties for their entire length, provided that in no case shall any such property be assessed for a greater length of frontage than sixty feet beyond the termination of the sewer, measured along the side line of the street from a point directly opposite to the end of the sewer.

Third—Any corner property where a sewer changes direction from one street to another, or where it is to be constructed in each street shall be entitled to a deduction of one-half of the entire frontage on both streets. Provided, however, the length of the lot does not exceed one hundred feet over that distance, regular sewerage rates will be charged.

Fourth.—Any property where the sewer is laid on the side of a lot, the owner shall be entitled to a reduction of one-quarter the said frontage, and if any time the sewer shall be extended, and pass in front of the aforesaid lot, the owner shall be entitled to pay only such amount as will equal that as provided for in Section 3.

Fifth—Any other property not otherwise chargeable under the provisions of these By-Laws, but which in the opinion of the Town Council will be benefitted by any new sewer, will require to pay the Town the sum of Twenty Dollars.

Sixth—If a corner lot is an irregular or triangular shaped piece of land, or otherwise so situated as to make portions of the same unfit for building purposes, such allowances shall be made, having the regard to the situation, value and superficial area of such lot as compared with the adjoining lots or pieces of land as the Committee on Sewers may deem just and equitable.

9. The total amount for which any person or property is liable shall be divided into ten equal portions, and one of such portions shall be due and payable by the owner thereof for the time being, and shall be collected under the supervision and direction of the Town Council annually, on the 30th day of September following the completion of the same, or that portion of it in front of or benefiting the property assessed therefor. This amount may be paid in ten annual payments, each payment to consist of one-tenth part of the principal sum, together with one year's interest on the amount remaining due, at 5 per cent per annum.

10. All such sewerage rates and interest thereon if remaining unpaid when due may be sued for and collected in the name of the Town, and in the same way as (and shall for the purposes of collection be deemed part of) the ordinary rates and taxes of the Town, provided, however, that in the event of any property liable as aforesaid being sold for taxes, the Town Clerk shall deduct from the proceeds of such sale the full amount for which such property is liable for sewerage rates and interest thereon, although the whole may not have been then assessed or become payable.

11. The owners of any lands liable for sewerage rates, as aforesaid, may at any time pay the full amount thereof, less unaccrued interest, to the Town Clerk, who shall give a receipt therefor and upon the same being countersigned by the Mayor the Lien aforesaid shall be extinguished.

12. The Town Clerk shall keep separate accounts of all Sewerage rates and shall report annually to the Council the names of the property owners along each sewer (in accordance with the schedule on file in the Town Office) the amount due by each owner and the amounts which have been collected. All the amounts so collected shall be exclusively appropriated in reducing the indebtedness of the Town for sewerage construction.

13. All Sewerage Rates which have been assessed or which are now assessable or liable to be assessed under these By-Laws, and which remain unpaid at the passing thereof, shall be considered as having fallen due on the 30th day of September in the year in which the sewer was constructed in front of the property or lot assessed therefor.

14. Each property owner is liable for the whole cost of the drain leading from his property to the public sewer.

15. All permits to connect with the sewers shall be given upon the express conditions that the Committee on Sewers may at any time before the work is completed, revoke and annul the same, and no party interested shall have the right to claim damages in consequence of such permit being revoked or annulled.

16. The licensed plumber who connects any private drain with any public sewer shall be held responsible for any injury that may be caused by him or his work to the public sewer or streets.

17. Any person or persons desirous of connecting his or their premises with any main sewer, or of connecting it with any sewer for which the property has not been assessed, shall be assessed the same fixed frontage tax as if the sewer were constructed in front of said property, and payments shall be made at the same time and in the same manner, and for a like number of years as the payments along the sewer constructed.

18. Any property thus assessed for the privileges of connecting with any sewer, shall be exempt from any assessment for any sewer construction on the street in front of such property.

19. Any person convicted of a breach of any of the provisions of this By-Law shall forfeit and pay, at the discretion of the convicting magistrate, a penalty not

exceeding the sum of fifty dollars for each offence, exclusive of costs, and in default of payment of said penalty and costs forthwith the said penalty and cost or costs only, may be levied by distress and sale of the goods and chattels of the offender, and in case of there being no distress found, of which such penalty can be levied, the convicting magistrate may commit the offender to the common jail for the County of Pictou, with or without hard labour, for any period not exceeding six calendar months, unless the said penalty and costs be sooner paid.

SCHEDULE A.—PRIVATE SEWERS.

RULES AND REGULATIONS GOVERNING THE CONSTRUCTION OF HOUSE SEWERS AND DRAINS.

1. Proper lines and grades will be given before commencing the work.
2. All work shall be under the direct supervision of the Engineer, or Inspector appointed by the Council, and the specifications for labour and materials under which the public sewers were constructed are to be considered as a part of this specification as far as they can apply.
3. All materials used shall be of the best quality of their several kinds, and shall be inspected by the Engineer or such Inspector before the work is commenced.
4. No sidewalks, gutter or crossing shall be obstructed during the progress of the work, and the cut under the sidewalk shall in all cases be kept covered in a suitable manner for pedestrians to walk over.
5. The pipe shall have a uniform grade when laid of not less than one quarter of an inch to the foot unless by special permission of the Engineer, or such Inspector, in which case the provision must be made for regular and efficient flushing.

6. All junctions are to be made by curved pipe. No right angled junctions will be allowed.

7(a) A one-way flow control valve shall be installed in all house sewers and cellar drains in all new installations or when an existing sewer or drain is being replaced.

7(b) Curved pipes shall be used in every deflection from a straight line of more than six inches to two feet.

8. The house sewer from a point three feet outside of the house to the street line, shall be of the first quality salt glazed vitrified earthenware pipe, unless laid less than three feet deep, or unless in ground liable to settle, in which case it shall be of heavy cast or wrought iron. Its diameter shall be four inches, unless otherwise ordered by the Committee on Sewers.

9. The drains for cellar water are to be of glazed vitrified four inch earthenware pipe, trapped inside cellar wall.

10. The inside of every drain after it is laid must be left smooth and perfectly clean throughout its entire length.

11. The whole of the work shall be done by skilled mechanics and plumbers licensed under the provisions of these By-Laws, who shall be subject to removal by the order of the Engineer or Inspector, if considered not qualified or efficient, and the Engineer or such Inspector is to be the sole judge of the work, and his decisions on all points shall be final.

CHAPTER II.

TO LICENSE AND REGULATE PLUMBERS AND TO APPOINT AN INSPECTOR OF PLUMBING,

1. Upon and immediately after the passage of this By-Law and in every ensuing year there shall be taken out by every person desiring to carry on the business or trade of a plumber within the limits of the Town of Stellarton a license, for which license the per-

son, or persons in the case of a partnership firm, shall pay at the time of taking out such license the sum of five dollars.

2. No person shall receive such license who shall not have attained the age of twenty one years and have a place of business within the Town of Stellarton, and who shall not furnish the Committee on Sewers of the Town of Stellarton with satisfactory evidence of his responsibility, and that he himself is a practical plumber, that he will employ a sufficient number of regular educated, practical and experienced plumbers to do all plumbing work which he may engage to do, and (whether he is a practical plumber himself or not) will not permit or allow any work to be done by or for him, or in connection with his business except by such competent workman, and that he will conform to all the terms and conditions contained in this By-Law and in any other By-Law, in force from time to time in the Town of Stellarton, or any rules and regulations adopted by the Town Council of the Town of Stellarton respecting plumbing, drainage, sanitary matters and water service, and no license shall be granted to any plumber, except as here under provided; for which license he shall pay unto the Treasurer of the Town of Stellarton the sum of one dollar per annum; but notwithstanding anything contained in this paragraph, if the Committee of Sewers consider it advisable, they may grant licenses to competent plumbers residing out of the town, on an annual license fee of five dollars being paid.

3. Every person desiring such license, shall file with the Town Clerk a petition in writing, giving the name of the firm and each member thereof, together with the place of business, asking to become a licensed plumber, and such petition shall be accompanied by a Bond signed by two or more sureties, to be approved of by the Mayor of the Town of Stellarton conditioned in the sum of one Hundred Dollars, that he or they shall conform to all the conditions and requirements of the

said corporation, and of the By-Laws of the said Town, and the Rules and Regulations prescribed by the Town Council of the Town of Stellarton for his or their government or guidance, or in default to submit to such penalties as are or may be prescribed by the Council for the government of plumbers.

4. Any change of the firm in the location of the business must be promptly reported at the Town Clerk's office, and the license shall be kept in a conspicuous place at the place of business.

5. When two or more persons are co-partners, licenses shall be issued in the name of the firm or partnership, and no license shall be transferable.

6. Any plumber or firm of plumbers who shall be guilty of a violation of any of the provisions of this By-Law, or of the Rules and Regulations prescribed by the Council shall forfeit his license, and shall be subject to the penalty of the By-Law, hereinafter set forth.

7. All licensed plumbers shall be held responsible for all the acts of their agents or employees, done by virtue of their said license. No license shall be granted for a longer period than one year, or the unexpired portion thereof. All licenses shall expire on the 31st day of December of each year unless sooner revoked.

8. Any plumber whose license shall be declared forfeited by the Committee on Sewers for a violation of the provisions of this or any other By-Law relating to drainage, plumbing, sanitary matters or water service, or the Rules and Regulations prescribed by the Council shall not again be entitled to a license until the said declaration of forfeiture shall be revoked by the said Committee.

9. The Council may by resolution from time to time appoint an Inspector of Plumbing whose duty it shall be to enforce the terms and conditions of this By-Law, and the By-Law "TO REGULATE PLUMBING AND TO SECURE THE SANITARY CONDITIONS OF BUILDINGS," and any other By-Law now in force, or

which shall hereafter be passed effecting the matters set forth in said By-Laws.

10. The Town Engineer or any Inspector appointed for that purpose shall have the right, and they are each and every one of them is hereby authorized and empowered to enter upon and into any premises at all reasonable hours, and from time to time as the occasion may arise, for the purpose of enforcing compliance with the provisions of this or any other By-Law, or the Rules and Regulations prescribed by the Council which may at any time be in force in the Town of Stellarton, licensing and regulating plumbers and plumbing, sanitary and drainage matters.

11. Any person convicted of a breach of any of the provisions of this By-Law shall forfeit and pay at the discretion of the convicting Magistrate a penalty not exceeding the sum of fifty dollars for each offence, exclusive of costs, and in default of the payment of the said penalty and costs forthwith, the said penalty and costs, or costs only may be levied by distress and sale of the goods and chattels of the offender; and in case of their being no distress found, out of which such penalty can be levied, the convicting Magistrate may commit the offender to the common jail of the County of Pictou with or without hard labour, for any period not exceeding six calendar months, unless the said penalty and costs be sooner paid.

CHAPTER III.

TO REGULATE PLUMBING AND SECURE THE SANITARY CONDITION OF BUILDINGS.

1. It shall not be lawful to construct or extend any drain for the reception of sewage or waste water under or into any building, or connect the same with any public or other sewer or drain, unless the said drain shall, in its plan and construction, conform to the following requirements in this By-Law contained.

PLANS AND INSPECTIONS.

2. Before proceeding to construct any portion of the drainage system or plumbing of any house or building except necessary repairs, the owner or agent shall file with the Town Clerk a plan or description of the work proposed, showing the whole drainage system from its connection with the public street sewer to its terminus above the roof; and the sum of fifty cents shall be paid upon the filing of such plan or description, for the examination of said plans and the inspection of such premises to defray the expenses thereof.

3. Blanks for such plans will be furnished by the Town Clerk and no Town work shall be commenced until such plans, signed by a licensed plumber and the owner or agent, shall have been approved by the Engineer or any Inspector of Plumbing appointed by the Council, and a permit granted for proceeding with the plumbing.

4. Every plan shall show the position, size, kind and weight of all pipes and the position of all traps, closets and other fixtures.

5. Such plans shall be inspected by the Engineer or Inspector of Plumbing and approved of by him. If he finds that they do not conform to the rules and regulations for plumbing and draining, no permit will be granted for such plumbing.

6. All work done by licensed plumbers, shall be subject to the inspection, supervision and approval of the Engineer or Inspector of Plumbing, and all faulty or defective work which may be at any time discovered shall be made satisfactory to the Engineer or Inspector of Plumbing.

7. The Engineer or Inspector of Plumbing is to be given notice when any work is ready for inspection, and the work must be left uncovered and convenient for ex-

amination until inspected and approved of. Such inspection shall be made within three days after such notification. The Engineer or Inspector may apply the ether, peppermint, smoke or water test, and the plumber shall furnish all necessary tools, labour and assistant for such test.

8. After the plumbing work has passed the proper inspection, certificates of the same when required will be given to the plumber, signed by the Engineer or Inspector of Plumbing.

MATERIALS AND WORKMANSHIP.

9. All materials shall be of the best quality and all work must be executed in a thorough and workmanlike manner. That the work done is as good as is allowed in other cities and towns is to be no criterion of the work done here.

10. From a point three feet outside the foundation walls of a building no materials shall be used to or within the building, and connected with the sewer for soil, waste or vent pipe other than wrought iron pipes with screwed joints, cast iron pipes with securely leaded joints, or lead pipes with wiped or soldered joints.

11. Cement or putty joints, tin or sheet iron pipes, whether galvanized or not shall not be used inside the building.

12. When the diameter of any pipe is greater than two inches it shall be of iron.

13. No pipes shall weigh less than the following:—
2 inches in diameter, 4 lbs. per lineal foot.
3 inches in diameter, 6 lbs. per lineal foot.
4 inches in diameter, 9 lbs. per lineal foot.
6 inches in diameter, 20 lbs. per lineal foot.

14. No lead, waste or vent pipes shall weigh less than the following :—

1 inch in diameter, 2 lbs. per lineal foot.

1 $\frac{1}{4}$ inches in diameter, 2 $\frac{1}{2}$ lbs. per lineal foot.

1 $\frac{1}{2}$ inches in diameter, 2 $\frac{2}{3}$ lbs. per lineal foot.

2 inches in diameter, 3 $\frac{1}{2}$ lbs. per lineal foot.

15. All fittings shall correspond in weight and quality.

16. Every connection with lead and iron pipes shall be made with brass thimbles or ferrules, having properly wiped or soldered joints, and the ferrules having been properly gasketed, leaded and caulked with the said pipe. Ferrules for four inch pipes shall not weigh less than 2 $\frac{1}{2}$ lbs.; for three inch pipe not less than 1 $\frac{3}{4}$ lbs.; and for two inch pipe not less than 1 $\frac{1}{2}$ lbs.; each ferrule not to be less than 4 inches in length.

SOIL PIPES, WASTE PIPES, ETC.

17. The main pipe from the sewer connection to the top shall be fully four inches in internal diameter at every point.

18. No trap or other obstruction to the free flow of air through the whole course of the house sewer and soil pipe shall be placed on the soil pipe or house sewer; but a cleaning plug placed on the soil pipe inside the wall must be provided.

19. Every vertical soil pipe must be extended at least four feet above the roof of the building and above any window within a distance of thirty feet. The end of the pipe shall be left open or with wire basket end, without a return bend hood or curve.

All iron pipes upon passing through the roof of a building shall be made water tight with four pound sheet lead. Iron pipe used in plumbing shall be coated inside and outside with coal tar pitch applied hot, or with some equivalent substance approved by the Com-

mittee on Sewers or their Inspector.

20. No soil pipe or waste pipe shall have at any part a less fall than one-fourth inch to the foot. This fall must be towards the outlet.

21. Each house or building must have its own separate soil pipe or drain, and such soil pipe or drain shall be so placed as to be always readily inspected without excavation or destruction to walls or floors, and the plumber shall be responsible for the proper connection of his work with the system of sewers; but no two or more houses or buildings shall have a drain in common until each separate drain shall have passed outside the walls of the house or building which it serves.

22. The arrangement of soil and waste pipes shall be as direct as possible.

23. In no case shall pipes, fixtures and traps be placed in inaccessible positions in a building.

24. All waste pipes from fixtures should be carried up through the roof, the same as soil pipe, the diameter to be not less than three inches, where it passes through the roof, to prevent obstruction from frost. The waste pipes from different fixtures may be branched together and pass upward to roof, or may be connected with the main soil pipe, above the inlet from the highest fixture on it.

25. The drain pipe from refrigerator or other receptacle where provisions are stored shall not be connected with the waste pipe, soil pipe or sewer; it should discharge into some sink or basin supplied with water.

26. When there is a safe under a water closet, bath, urinal, wash basin, sink or other fixture, it must be drained by a special pipe not directly connected with any waste pipe, soil pipe or sewer, but discharging into some place in open sight.

27. In making repairs when it becomes necessary to break the pipe, the plumber must provide an expansion plug to prevent escape of gas.

TRAPS AND VENTS.

28. Every water closet, urinal, basin, sink, wash tray, bath tub and every tub or set of tubs, must be safely and effectually trapped as near the fixtures as possible, and never more than two feet therefrom.

29. Every trap must be vented either by continuing the waste pipe, as in Section 25, or by a special vent pipe connected with the crown of each trap, and extending above the inlet from the highest fixtures on it. The vents may be combined by branching together those that serve several traps. These vent pipes must always have a continuous slope to avoid collecting water by condensation.

30. Water sealing traps of any pattern approved of by the Engineer or Inspector of plumbing may be used when separate air pipe connections from the top of the same are provided.

31. In putting in plumbing fixtures in old buildings, separate air pipe connections or vents may be omitted when traps that cannot be unsealed and such as are approved of by the Engineer are used.

32. No trap or vent pipe shall be used as a waste or soil pipe.

33. No brick, sheet metal or earthenware pipe or chimney flue shall be used as a sewer ventilator, nor to ventilate any trap, drain, soil or waste pipe.

34. No closet or other convenience which allows the escape into the house of air or gas which has been confined in any part of it, or from the drain or soil pipe, or which allows the accumulation of filth in or about it, shall be fitted up or used.

45. The vent pipe to traps of all fixtures, but water closets, shall not be less than one and a quarter inches in diameter, except when more than fifteen feet in length, when they shall not be less than one and a half inches in diameter.

46. Overflow pipes from fixtures must in each case be connected on the inlet side of the trap.

47. Sinks in all hotels, restaurants, boarding houses, Laundries, or other places where the Engineer or Inspector of Plumbing may direct, shall be provided with suitable grease traps.

48. Rain water leaders must in no case be connected with the Sewers.

49. Where a soil pipe passes through a cellar or basement, it should be properly supported by brackets along the side walls, or by hooks or stirrups from the floor beams. When it is absolutely necessary to carry it beneath the floor of the basement or cellar, it should be placed in an open trench or box accessible at all times by the lifting of trap doors. The soil pipe should in no case be cemented or concreted over. In no case shall pipes, fixtures and traps be placed in inaccessible positions in a building.

CONNECTING OLD WORK,

50. Where plumbing works have been completed in a building before this By-Law comes in force, if the plumbing has been done in accordance with this by-law, permits will be granted for making connections with the sewer, as in new work. But in case the plumbing is not in accordance with this by-law, such alterations shall be made as the Inspector shall direct, to make the plumbing safe for the persons residing in the house, and such as to be no source of injury or stoppage to the sewer. In all cases the soil pipe shall pass through and above the roof. All fixtures must be effectively trapped,

fixtures and pipes clean, waste and soil pipes to have sufficient fall.

51. No woodwork shall in any case be placed at the front or sides of a water bowl, enclosing the same, without the permission of the Engineer or Inspector. The seat shall be hinged in such a manner that when thrown back the bowl will be exposed on all sides.

52. Where either vertical or horizontal pipes are enclosed, small doors must be so placed that all parts shall be accessible at all times.

53. Traps, bends, elbows and connections should not be placed beneath floors, otherwise trap doors (not screwed down) shall be so placed that all such traps, bends, elbows, connections, etc., can be readily examined at any time.

54. Through settlement of walls, frost, use of improper materials or by poor workmanship it is possible that plumbing fixtures may become broken or leaky. To protect the citizens from the dangers that might arise from any such occurrence as well as to prevent the improper use of fixtures, an inspector will be periodically sent to examine all fixtures at such times as the Mayor may direct.

55. If it is impossible to properly examine all fixtures and pipes in any building, they being placed in inaccessible positions, the owner or his agent shall make such pipes and fixtures accessible, if Inspector so directs, the same as in new work, within five days after notice has been given him to do so, and he shall so leave them that they can be examined at any time thereafter without the use of any tools whatsoever.

56. If water closets, water closet compartments, urinals, slop sinks or other fixtures are found in a filthy or unclean condition, the tenant or owner will be notified of the fact, and if again found in an unsanitary con-

dition the tenant or owner shall be proceeded against for creating a nuisance.

57. Any person convicted of a breach of any of the provisions of this by-law shall forfeit and pay, at the discretion of the convicting Magistrate, a penalty not exceeding the sum of fifty dollars for each offence, exclusive of costs, and in default of the payment of said penalty and costs forthwith, the said penalty and cost or costs only may be levied by distress and sale of the goods and chattels of the offender; and in case of there being no distress found out of which such penalty can be levied, the convicting Magistrate may commit the offender to the common jail of the County of Pictou with or without hard labour, for any period not exceeding six calendar months, unless the said penalty and costs be sooner paid.