



Inspection Division Information Handout #PLM2

Where Required

- A floor drain shall be installed in the basement, forming part of a dwelling unit where gravity drainage to a sewer, drainage ditch or dry well is possible. BCBC 1998 9.31.4.4(1)
- A floor drain shall be provided in a garbage room, incinerator room or boiler room serving more than one dwelling unit. BCBC 1998 – 9.31.4.4(1)

Not Permitted

- A floor drain, or other fixture, located in an oil transformer vault, a high voltage room or any room where flammable, dangerous or toxic chemicals are stored or handled, shall not be connected to a drainage system. BCPC 1998 – 7.4.3.4

Where Connected and Protected

BCPC 1998

7.4.2.1(1)(C) Where acceptable, a floor drain may be connected to a storm drainage system, provided it is located where it can receive only clear water waste or storm water.

7.4.3.5 Where drains are provided in elevator pits:

- (a) they shall not be connected directly to any sewer;
- (b) there shall be a sump well provided outside the elevator pits and the drains connected directly into the sump well;
- (c) the drain from the sump well to the sewer shall have a backwater check valve and be trapped and vented as required by applicable plumbing codes and bylaws.

Floor Drains

7.4.5.1(3) One trap may serve a group of floor drains or shower drains, a group of washing machines or a group of laboratory sinks if the fixtures:

- (a) are in the same room;
- (b) are not located where they can receive food or other organic matter.

7.4.5.2(2) A floor drain that drains to a storm drainage system shall be protected by a trap which:

- (a) is located between the floor drain and a leader, storm building drain, or storm building sewer;
- (b) may serve all floor drains located in the same room;
- (c) need not be protected by a vent

7.4.5.5 Provisions shall be made for maintaining a trap seal of a floor drain by the use of the trap seal primer, by using the drain as a receptacle for an indirectly connected drinking fountain, or by equally effective means.

Table 7.4.9.3 – Minimum size of outlet pipe and trap floor drain 50mm (no drainage load for emergency floor drains).

7.5.1.1(3) A trap that serves a floor drain does not need to be protected (by a vent) where:

- (a) the size of the trap is at least 75mm;
- (b) the length of the fixture drain is at least 450mm;
- (c) the fall on the fixture drain does not exceed its size.

Appendix 7.4.5.5 Maintain trap seal.

- (a) flush tank
- (b) indirect clear water waste
- (c) trap seal primer
- (d) shower
- (e) faucet
- (f) flush valve

Appendix 7.5.1.1(3) Trapping of floor drains.

- (a) length to main line must be at least 450mm and its fall must not exceed the size of the pipe.