



Residential Redevelopment Water Services Reuse Guidelines Single Family and Semi-Detached Dwellings

During single and semi-detached **infill** home development, Water Resources is often approached by the homeowner / developer requesting to reuse their existing sanitary, water and storm (when applicable) services. This document has been updated and made available to the public to clearly outline when Water Resources would permit the **REUSE** of servicing and when it would not be accepted.

There are three categories of infill home development that Development Approvals reviews REUSE for:

- New Building Construction – Reuse Not Permitted
- Addition to an existing home – Fixture Unit Increase – Reuse May be Permitted
- Addition to an existing home – No Fixture Unit Increase – Reuse Likely Permitted

Applicants should be aware that opting to reuse their servicing when permitted under these guidelines, they are proceeding at their own risk. The City of Calgary's current minimum size for a water service is 25mm. Opting to reuse an existing water service may negatively affect the pressure and/or volume of water supplied. The performance of the existing sewer services may also deteriorate more quickly based on their age.

New Building Construction – Reuse Not Permitted

New Building Construction is any development where the existing structure is demolished and replaced with a new residence(s). This also applies to developments that choose to keep the existing foundation but rebuild from the foundation up.

New building construction is **not eligible** for service reuse. A completed kill of the existing services and installation of a new water service (minimum 25mm PEX or copper), new sanitary and storm servicing (where storm mains exist) meeting current Water and Sewer Standard Specifications and the current Canadian Plumbing Code is required. When the existing foundation remains as part of the development, Water Resources will review and confirm if a new storm service is required.

The only exception for permitting service reuse is when the previous home has been destroyed by a fire/flooding, and the home is being rebuild exactly how it existed. If there are any updates from the previous structure, new services would be required.

*NOTE – For sites in recently constructed subdivision developments (Greenfield Development), a **grade slip** from the City is not required. The Developer of the Subdivision is required to provide a grade slip for the lot services installed as part of that subdivision. New builds in recently constructed subdivision would not require new services installed..*



Addition to an Existing home – Fixture Unit Increase – Reuse May be Permitted

When there is an addition to an existing home, the updates typically include and increase in water fixtures to the home. This could be additional washrooms, sinks, wet bar sinks or hose bibs. The size of the existing water service helps determine if **REUSE** will be reviewed.

Note - If the addition/update to the home is over 50% of the existing above grade footprint, it is considered a major development, and new services would be required, regardless of existing service size and fixture unit count.

Water Services smaller than 20mm

When there are fixture units added to a home where the existing water service is less than 20mm, the services would **not be eligible** for reuse. Any increase in fixture units automatically requires new servicing to be installed.

Existing 20mm Service

For developments that have an existing 20mm service and are adding fixture units as part of the addition, the City of Calgary reviews the total number of fixtures (Existing and proposed).

20mm Reuse Request Process – Simplified Fixture Count Method

1. Complete the “Additions – Residential Deep Site Services” form on page 4 of this document.
2. Submit to Development Approvals at WA-ResourcesDevelopmentApprovals@calgary.ca for review.

Development Approvals will circulate internally to Plumbing and Gas for review. Plumbing and Gas will confirm if the existing 20mm service has capacity for the total number of water fixtures. If the service has capacity, REUSE of servicing would be approved. If the servicing is not accepted, the applicant can move to step 3.

3. If the existing servicing is not accepted based on the results of the simplified fixture count method, it is the applicants option to hire a qualified individual and have them submit for approval water sizing calculations and documentation utilizing the methods outlined as per A-2.6.3.1.(2) of The 2015 edition of The National Plumbing Code. These submittals must include all design procedures and pertinent documentation required to size the water service line such as method used, fixture unit load, developed length, static pressure, piping material, and all calculations.

Water sizing calculations and documentation are to be submitted to:

Plumbing&Gas.TAC@calgary.ca

WA-ResourcesDevelopmentApprovals@calgary.ca is to be copied on the email.

After a complete review is finished the applicant will be notified to confirm if their development is eligible for reuse.



Additions to an Existing Home – No Fixture Unit Increase – Reuse Likely Permitted

In the situation that there is a minor addition to an existing home that does not result in an increase in fixture units, reuse of services would be permitted.

Some examples of an addition without increase would be:

- Adding a bedroom with no bathrooms
- Expanding the footprint of an existing home without adding fixtures.
- Adding a carport or sunroom to an existing home.

Note - If the addition/update to the home is over 50% of the existing above grade footprint, it is considered a major development, and new services would be required.

If Development Approvals requires the services to be replaced under the above conditions, all deep utility services would be required to be replaced (sanitary, Storm when applicable and water) that are in the same trench. Only replacing the water service would not be permitted.

For additional information and questions not covered in this guideline, please contact WA-ResourcesDevelopmentApprovals@calgary.ca for more information. Include the address, Development permit number and the development permit plans in the email.



Additions - Residential Deep Site Services

Water, Sanitary and Storm

(R2017-09)

Project Address	For office use only

Pre-development TOTAL Fixture Unit Count:

Number of Fixtures	Type of Fixture
	Bath Units (bathtub, shower, bathtub/shower combo)
	Sinks (hand, kitchen, bar, utility)
	Toilets
	Hose Bibs (garden hose connections)
	Dishwasher, Washing machine
	Other (please list):

Post-development TOTAL Fixture Unit Count:

Number of Fixtures	Type of Fixture
	Bath Units (bathtub, shower, bathtub/shower combo)
	Sinks (hand, kitchen, bar, utility)
	Toilets
	Hose Bibs (garden hose connections)
	Dishwasher, Washing machine
	Other (please list):

For Office Use Only

Reusing the existing services?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Development Site Servicing Authority	

FOIP DISCLAIMER: The personal information on this form is being collected under the authority of The Calgary Building Permit Bylaw 64M94 (Section 5) and amendments thereto. It will be used for the permit review and inspection processes and may be communicated to relevant City Business Units, utility providers, and Alberta Health Services. It may also be used to conduct ongoing evaluations of services received from Planning & Development. The name of the applicant and the nature of the permit will be available to the public. Please send inquiries by mail to the FOIP Program Administrator, Planning & Development, PO Box 2100, Station M, Calgary, AB T2P 2M5 or contact us by phone at 311.