



REGIONAL DISTRICT OF NORTH OKANAGAN

**POLICY NO.
ENG-WTR-004**

GREATER VERNON WATER FIRE HYDRANTS ON PRIVATE PROPERTY POLICY

Approval Date:	October 21, 2015
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PURPOSE

This policy is to regulate the use of fire hydrants on private property with the intent of reducing backflow and contamination risks to the Greater Vernon Water (GVW) system and to ensure that GVW collects fees that are in line with the services provided by allowing fire hydrants on private property to connect and use the GVW system for uses other than fire protection purposes.

POLICY

1. For the purposes of this policy:

Fire Hydrant: means a water conveyance device where a hose can be attached and water supplied with fire flows as per the *GVW Subdivision and Development Servicing Bylaw No. 2650, 2013*, as amended, for the primary purpose of fighting fires. This definition includes the hydrant, hydrant connection valve, lead and tee at the main and refers to all fire hydrants connected to GVW, including fire hydrants on private property.

Fire Hydrant on Private Property means a fire hydrant that was required to be located on private property as a condition of development, that is owned and maintained by the property owner.

2. As per the *Regional District of North Okanagan Cross Connection Control Regulation Bylaw No. 2651, 2014*, as amended, and the *Greater Vernon Water Use and Regulation Bylaw No. 2545* as amended, only local designated Fire Rescue Services (FRS) are authorized to use all fire hydrants, including fire hydrants on private property, for firefighting purposes without a permit.
3. Properties with one or more fire hydrants on private property are required to have a permit to operate the fire hydrants for all other uses other than firefighting purposes by FRS personnel. The permit outlines the requirement to have backflow protection as per the *Regional District of North Okanagan Cross Connection Control Regulation Bylaw No. 2651, 2014*, as amended, and a meter as per the *Greater Vernon Water Metering Bylaw No. 2678, 2015*, as amended, during operation of the fire hydrant.
4. A permit application for using a fire hydrant can be obtained from the City of Vernon, District of Coldstream or the RDNO office. To use a fire hydrant on private property, the application must be filled out by the fire hydrant Owner and the Owner must give permission to GVW Operators to access the fire hydrant to install and remove the backflow protection device and meter box.

5. A fee as per the *Greater Vernon Water Rates Imposition Bylaw No. 2672, 2015*, as amended, will be required for permit processing, the installation, removal and rental of the backflow prevention device and meter box.
6. The Operator will record water use from the fire hydrant meter box and the water use as per the *Greater Vernon Water Rates Imposition Bylaw*, as amended, will be charged to the Owners' customer account.
7. The Owner will be responsible to meet any requirements of their private insurance coverage for the fire hydrants on private property in addition to recommended annual maintenance. Any hydrant maintenance and/or specific conditions required by their insurance company are between the fire hydrant owner and their insurance company and is not the responsibility of GVW.
8. Properties that have a meter at the property line still require a permit to use the fire hydrant on private property and are required to have the backflow prevention device and meter box installed at the fire hydrant to protect on-site water quality; however, the metered amount of water used will be charged to the property owner through the normal water billing process. It is also the Owner's responsibility to ensure that the fire hydrant on private property is serviced after each use and that they meet all conditions of their insurance company and keep records of all fire hydrant servicing.
9. As a public service, GVW may remind owners of fire hydrants on private property from time to time, that annual maintenance is required and that a permit must be obtained for use of any fire hydrant other than for fire fighting purposes. Notwithstanding, GVW takes no responsibility to ensure the annual maintenance or any other conditions required by private insurance companies are completed.
10. If any unauthorized connection to a fire hydrant is made without a permit, backflow protection and/or a meter, the Owner of the fire hydrant on private property and/or the Contractor connected to any fire hydrant may be subject to the following:
 - Fines, as outlined in the *Regional District of North Okanagan Ticket Information By-Law No. 1148, 1993* and the *Greater Vernon Water Rates Imposition Bylaw No. 2672, 2015*, as amended from time to time.
 - Confiscation of any hoses or other equipment not authorized to be connected to the hydrant; and/or
 - The requirement to install a hydrant security device at the expense of the Owner.