

Bulletin: Showers



Bulletin # 17-03

Updated: June 16, 2017

Created: June 16, 2017

This bulletin is for informational purposes only. Please be sure to consult the relevant City of Kelowna bylaw.

Purpose

To inform staff, plumbing contractors, building contractors, home owners and tile setters of a policy which will require *curbless* shower designs to be submitted for review and approval prior to construction. This process should clarify any confusion within the industry in regards to curbless showers.

Background

The advancement of waterproofing materials in the plumbing industry and demand from home owners for less restrictive design options are not completely reflective in the Provincial Building and Plumbing Codes for curbless showers.

From the City of Kelowna's perspective there are three major classifications of residential showers:

1. Curbed Shower Bases – Prescriptive to the Codes
2. Accessible Shower Bases – Prescriptive to the Codes with special allowances for an accessible building(s). These requirements are outlined within the Building Code and must meet all the requirements to be approved.
3. Curbless Showers (typical to the residential housing market)– Allowed within the British Columbia Building Code as an alternative solution if accepted by the Authority having Jurisdiction. The alternative solution allows for an installation of products in a way that meets or exceed the prescriptive requirements outlined in the code. This design must be preapproved by the City of Kelowna prior to installation and must include a drawing(s) and may require a list of materials that are compatible as an approved assembly by the manufacturers of the product, upon request.

Building & Permitting
1435 Water Street
Kelowna, BC V1Y 1J4
TEL 250-469-8960
FAX 250-862-3314

Requirements

The plumber must submit an isometric line drawing of the plumbing system for approval by the Chief Building Inspector or his designate. The drawing must include:

1. A line drawing of the plumbing system that includes (in addition to the shower drain) a separately vented floor drain outside of the shower compartment, but within the wetted room to where the shower is located. Additional requirement for steam rooms may be required on a case-by-case scenario

The plumber, tile fitter, builder or home owner must provide to the City Plumbing Inspector visual proof onsite in conformance to the following:

2. Proper installation of waterproof protection of any wood frame, steel frame or composite floor construction within the shower and the wetted room in which the shower is located. Knowledge of the proper installation techniques for the material that are being installed.
3. A list of compatible materials that make up the waterproof system if requested by the inspector for the shower assembly and floor of the wetted room. This may include proof of membrane type, membrane thickness, membrane manufacturer, fixture unit calculation if multiple valves supply multiple spray heads are proposed, drain size, drain capacity if reduced grate area is installed, glass thickness and type (laminated or tempered), glass structural engineering, protection of penetrations thru walls, floors and possible ceilings and fire separations if applicable for multi-family applications,
4. Access to view the underside of the shower pan by the Plumbing Inspector to review the water test of the assembly for leaks. Any alternative viewing methods must be preapproved by the site Plumbing Inspector.