



# BLACK MOUNTAIN IRRIGATION DISTRICT DESIGN REQUIREMENTS

File 407  
Rev. 05/21

## Design Checklist:

For new Subdivision works for Fee Simple and Strata development lots within BMID, the following Design Requirements apply:

- Professional Design:** Detailed design of the water infrastructure is to be conducted under the review and supervision of a Professional Engineer registered and insured in the Province of British Columbia. Proof of registration and insurance may be requested.
- Drawing Reviews:** For review by BMID, one full size (A-1) set of drawings is required for review by BMID staff. Comments will be returned to the Developer or their agent. One set of review comments will be provided. Should more than one set of review comments be required, charges for BMID staff time (including benefits) will be assessed to the Developer.
- IHA Approval:** Approval must be obtained from the Interior Health Authority prior to construction of the watermain works of the Subdivision. A copy of the approval is to be provided to BMID.
- FUS Fire Demand Calculation:** A Fire Underwriter's Survey (FUS) fire calculation sheet must be provided by the Developer's Engineer for building development proposed for the subdivision or the specific building. The calculation sheet is to be filled out and sealed by the Developer's Engineer of Record. The calculated number will be used by BMID engineer when entered into the District's computer model to verify that adequate fire flow exists for the development under Maximum-Day-Demand conditions.
- Engineer Review of Development:** Prior to design completion, BMID will provide their Engineer's estimate of the fire flow demand available and the requirements for the Developer for on-site and off-site water infrastructure. The Developer will pay costs for this service which will be delivered in the form of an Engineering Letter report. Scope and fee for this work is dependent on size and complexity of development.
- Subdivision Works:** All subdivision watermain is to be designed in accordance with City of Kelowna Subdivision Bylaw No. 7900 and amendments. City website is located at: [www.kelowna.ca](http://www.kelowna.ca).
- Materials:** All materials are to meet the approval of BMID and the City of Kelowna Approved Products List.
- Special Facility Designs:** For all booster stations, reservoirs, PRVs or vaults, BMID design requirements govern and are in addition to the City of Kelowna Subdivision Bylaw requirements. These design guidelines and associated drawings are posted on the BMID website at [www.bmid.ca](http://www.bmid.ca).
- Thrust Block Design:** For all watermains 300mm diameter and larger, all watermain thrust block designs are to be engineered by the Developer's Engineer complete with bearing surface area and/or joint restraint design submitted to BMID.
- Strata Developments:** All Strata developments are to meet the same requirements as fee simple subdivisions. BMID may require strata developments to have a Statutory Right of Way in favor of BMID, dependent on the location and size of the watermain. In this scenario BMID would own the watermains, including the service lines to the individual lot shut off locations which are to be located immediately behind the roadside curb.



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- Charges:** All applicable development capital cost charges, connection fees, latecomer fees and any applicable deposits must be paid prior to issuance of a Water Letter. The Developer or his Contractor shall provide a Performance Bond in the amount of 50% of the value of waterworks as per BMID bylaw requirements. A Maintenance Bond for the value of the watermain installation must be provided for a period of two years as per BMID subdivision bylaw. Alternately, a Letter of Credit in the amount of 50% of the value of the watermain infrastructure works is to be provided in lieu of a cash bond.
- Special Requirements:** Special requirements will be noted within the BMID advisory letter, dependant of the specific issues related to the development.
- Notice to Developer, Owner or Agent:** Under no circumstances may anyone other than a BMID employee access any of the District's works, including but not limited to valves, hydrants or other fixtures, in accordance with BMID's Bylaws.