



PLANNING & DEVELOPMENT SERVICES ADVISORY

Third water closet on 3-inch building drain

Purpose

- This change is to allow for a third water closet on a three-inch building drain for a single-family dwelling used as a single residence occupancy only.
- This shall apply to alteration, repair and renovation permits without exception. Adding a third toilet on a 3-inch building sewer line, the fixture load of the building drain **cannot exceed 27 fixture units** as per the National Plumbing Code 2020 and there are no provisions to exceed this capacity.
- This advisory is to align the City of Regina requirements regarding the third water closet on a three-inch building drain with other cities and neighboring provinces.

Discussion

The NPC 2020 specifies in article 2.4.9.2, branch and building drain downstream of the third water closet fixture drain connection shall be not less than NPS (nominal pipe size) 4-inch.

Although this code requirement has been in effect for long time, the jurisdictions across Canada are starting to allow for a third water closet on 3-inch drain. This change becomes acceptable as the new toilets on the market are low flow and water consumption is minimal compared to the fixtures existing at the time when the NPC came into effect and the high cost of replacing the building sewer from 3- inch to 4- inch including the cost of basement concrete work and landscaping.

The Saskatchewan Regulations 119/ 2023 cited as The Plumbing Code Regulations includes article #37 which allows the local authority to authorize deviations if the plumbing system of a building, trailer, manufactured structure or mobile home is in existence at the time these regulations come into force.

For more information on Building Permits, Building Safety or Zoning Information, please visit [Regina.ca](https://regina.ca) or contact [Service Regina](#).