

Local government bylaws and policies for residential underground oil tanks

The *BC Fire Code* regulates underground oil tanks across the province. Twelve local governments within the Board's area have bylaws or policies that set forth additional requirements for the handling of underground oil tanks. This matrix provides an overview of those bylaws and policies that augment the regulation of underground oil tanks. This is for reference only, please refer to the actual bylaw or policy for more detail. Municipalities not listed rely on the provisions of the *BC Fire Code* completely and have no bylaws or policies on this topic.

	Bylaw	Permit / Inspection Required	Leaking Guidelines	Removal Guidelines	Abandonment Guidelines
Burnaby City of	Burnaby Fire Services Bylaw, 2004, No. 11860	Yes			
Coquitlam City of	City of Coquitlam Fire Prevention Bylaw, 1985, No. 1503	Yes	All tanks installed prior to Dec 31, 1978 shall be subject to a leakage test every two years. All tanks installed on or after Jan 1, 1979 which are not protected to prevent electrolysis from taking place, shall be tested every two years after they have been in the ground for ten years. Any contaminated soil around or under the tank must be replaced with clean fill.		
Maple Ridge District of	Maple Ridge Fire Prevention Bylaw, 1988, No. 4111	Yes	All tanks installed prior to Dec 31, 1971 shall be subject to a leakage test every two years. All tanks installed on or after Dec 31, 1971, which are not protected to prevent leaking, shall be tested every two years after they have been in the ground for fifteen years. Any contaminated soil around or under the tank must be replaced with clean fill.	When underground storage tanks will not be reused, or have been out of service for three years, the authority having jurisdiction shall be notified in writing before the tank is emptied and removed, along with connected piping and dispensing equipment, or permanently seal the piping and dispensing equipment.	
New Westminster City of	Fire Protection Bylaw, 2004, No. 6940 Procedure for Tank Removal & Abandonment in Place	Yes		All underground tanks which have no further use or have been out of service for two years must be removed. The tank is emptied and removed, along with connected piping and dispensing equipment, or permanently seal the piping and dispensing equipment.	Where the authority having jurisdiction determines that it is impractical to remove an underground storage tank, it should be filled with an inert material and piping shall have the ends permanently sealed by capping or plugging.
North Vancouver City of	Fire Bylaw, 2005, No. 7709	Yes			
North Vancouver District of	Fire Bylaw, 2004, No. 7481 Residential Underground Storage Tank Policy, ENV 104	Yes		When underground storage tank(s) has not been in use for two or more years it must be removed.	When an underground storage tank(s) has not been in use for two or more years it must be removed or filled with an inert substance such as sand or cement.
Port Coquitlam City of	Fire and Emergency Services Bylaw, 2006, No. 3562	Yes			
Port Moody City of	City of Port Moody Service Station and Underground Storage Tank Bylaw, 1991, No. 2069	Yes	All tanks installed prior to Dec 31, 1978 shall be subject to a leakage test every two years. All tanks installed on or after Jan 1, 1979, which are not protected to prevent electrolysis from taking place, shall be tested every two years after they have been in the ground for ten years. Any contaminated soil around or under the tank must be replaced with clean fill.	When underground storage tanks will not be reused, or have been out of service for three years, the authority having jurisdiction shall be notified in writing before the tank is emptied and removed, along with connected piping and dispensing equipment, or permanently seal the piping and dispensing equipment.	
Richmond City of	Fire Prevention Bylaw, 1986, No. 4564	Yes	All tanks shall be subject to a leakage test every two years, after they have been in the ground for ten years. Any contaminated soil around or under the tank must be replaced with clean fill.	When underground storage tanks will not be reused, or have been out of service for three years, the Fire Department must be notified in writing before the tank is emptied and removed, along with connected piping and dispensers, or permanently seal the piping and dispensers.	
Squamish District of	District of Squamish Fire Prevention Bylaw, 2005, No. 1819	Yes			
Vancouver City of	City of Vancouver Fire Bylaw, 2000, No. 8191	Yes	If the soil around the storage tank is contaminated, the soil shall be replaced with clean fill.	If the tank has been out of service for two years, it must be emptied then removed from the ground, along with connected piping and dispensers.	If the Fire Chief determines that it is impractical to remove an underground storage tank, the tank shall be filled with an inert material. Piping shall have the ends permanently sealed by capping or plugging.
West Vancouver District of	Fire Protection and Emergency Response Bylaw, 2004, No. 4366 Residential Underground Storage Tank Policy	Yes	A Registered Professional Engineer (RPE) will test the soil around the tank and piping for contamination. If soil is contaminated, the RPE will coordinate with the tank contractor for a clean-up plan.	Hire a Registered Professional Engineer to supervise the tank contractor's work. The tank must be emptied and removed along with supply piping.	The tank may remain in the ground, provided soil testing is performed through the base of the tank, and no contamination is found.