



TO: Development Services Customers

SUBJECT: **INFORMATION BULLETIN 196**
Property and Building Owner Responsibilities - Annual Testing of
Backflow Prevention Assemblies

DATE: March 1, 2012/*Revised August 1, 2014*

CREATED BY: Field Services Division

Purpose:

As a customer service initiative, the Development Services Department (DSD) created this **revised** bulletin to update Information Bulletin (IB) 196 on property and building owner responsibilities – annual testing of backflow prevention assemblies. This bulletin has been updated to incorporate the department’s new format for Information Bulletins. This IB is to inform you, the property/building owner or tenant, of your responsibilities regarding the required annual testing of backflow prevention assemblies for your building or property.

Scope:

Many of the building-related codes require periodic testing of code required assemblies in order to protect the health, safety and welfare of the occupants of the building. A building’s emergency and standby power system that is required by the *International Fire Code*, as an example, requires periodic maintenance inspection and testing of that system. The *International Plumbing Code* (IPC) as amended by the City of San Antonio also requires maintenance inspections and testing. These are required for all of the installed backflow prevention assemblies. The IPC requires the installation of backflow assemblies at the point of connection to non-potable systems or equipment that may introduce non-potable liquids, solids or gases into the potable drinking water system. The potable drinking water system is required to be maintained in such a manner so as to prevent any pollution or contamination from being introduced into the potable drinking water systems.

Please refer to the *International Plumbing Code* as amended by the City of San Antonio regarding the required maintenance of the existing plumbing systems and annual backflow prevention assembly testing. Two important sections of that code that identify your maintenance/testing responsibilities are listed as follows:

3401.2 Maintenance. All plumbing systems, materials and appurtenances, both existing and new, and all parts thereof, shall be maintained in proper operating condition in accordance with the original design in a safe and sanitary condition. All devices or safeguards required

by this code shall be maintained in compliance with the code edition under which they were installed. **The owner or the owner's designated agent shall be responsible for maintenance of plumbing systems.** To determine compliance with this provision, the code official shall have the authority to require any plumbing system to be reinspected.

The premise owner or responsible person shall have the backflow preventer assembly tested by a state licensed backflow assembly tester at the time of installation, repair, or relocation and at least on an annual schedule thereafter, or more often when required by the public water system that provides water to the property where the backflow prevention assembly is installed, All annual inspection and testing shall be preformed in accordance with Chapter 34, Article VI, Division 8 , of the City Code of San Antonio.

Should you have any questions regarding this Information Bulletin, please contact the Plumbing Inspections Supervisor at (210) 207-8279.

Should you have any questions or concerns regarding the annual backflow assembly testing program or procedures, contact the public water system that provides water to location where the backflow prevention assembly is installed.

Summary:

This Information Bulletin is for informational purposes only.

Prepared by: David Rohde, Plumbing Inspections Supervisor
Reviewed by: Michael Constantino, Development Services Manager
Authorized by: Michael Shannon, PE, CBO, Assistant Director