

Section 4 Criteria for All OWTS

4.1 Purpose of OWTS

- A. New and replacement OWTS shall be located, designed, constructed, and operated in a manner to ensure that sewage effluent does not surface at any time, that is protective of public health, safety and the environment and that percolation of effluent into the soil will not adversely affect beneficial uses of the waters of the state of California.
- B. New and replacement OWTS and the repair of an OWTS shall comply with the requirements of this OWTS Manual.

4.2 Prohibitions

- A. OWTS shared in common with other property owners are prohibited except with RWQCB and County authorization [e.g. on-site management district or zone or septic tank effluent pumping (STEP) cluster OWTS].
- B. The use of holding tanks is prohibited. However, the use of holding tanks may be authorized for limited circumstances as follows:
 - 1. to abate an existing nuisance or health hazard; or
 - 2. the proposed use is within a sewer service area, sewers are under construction and completion is expected within two years and the sewer agency assumes responsibility for maintenance of the tanks; or
 - 3. it is for use at a campground or similar temporary public facility where a permanent sewage dispersal system is not necessary or feasible and maintenance is performed by a public agency; or
 - 4. for a public service entity (e.g. volunteer fire department) when it cannot otherwise install sanitary facilities in a building.
- C. The following are not authorized:
 - 1. Cesspools of any kind or size.
 - 2. OWTS receiving a projected flow over 10,000 gallons per day.
 - 3. OWTS that utilize any form of effluent disposal that discharges on or above the post installation ground surface such as sprinklers, exposed drip lines, free-surface wetlands, or a pond.

4. OWTS on slopes greater than 30 percent without a slope stability report approved by a registered professional.
5. Decreased leaching area for dispersal systems using a multiplier less than 0.70.
6. OWTS utilizing supplemental treatment without requirements for periodic monitoring or inspections.
7. OWTS dedicated to receiving significant amounts of wastes dumped from RV holding tanks.
8. Separation of the bottom of dispersal system to groundwater less than two (2) feet.
9. Separation of the bottom of a seepage pit to groundwater less than ten (10) feet.
10. Installation of new or replacement OWTS where public sewer is available. Section 2.0 has additional details on this topic.
11. Public Water Wells. New or replacement OWTS with horizontal setbacks less than any of the following:
 - a. 150 feet from a public water well where the depth of the effluent dispersal system does not exceed 10 feet in depth.
 - b. 200 feet from a public water well where the depth of the effluent dispersal system exceeds 10 feet in depth.
 - c. Where the effluent dispersal system is within 600 feet of a public water well and exceeds 20 feet in depth, the horizontal setback required to achieve a two-year travel time for microbiological contaminants shall be evaluated. A qualified professional shall conduct this evaluation. However, in no case shall the setback be less than 200 feet.

Table 4.1 – Minimum Horizontal Setbacks from Public Water Wells

Depth of Dispersal System	Horizontal Setback
Less than or equal to 10 feet	150 feet
Greater than 10 feet	200 feet
Greater than 20 feet	200 foot minimum 2 year travel time within 600 feet

12. Public Water Systems. New or replacement OWTS with minimum horizontal setbacks less than any of the following:
 - a. Where the effluent dispersal system is within 1,200 feet from a public water systems' surface water intake point, within the catchment of the drainage, and

located such that it may impact water quality at the intake point such as upstream of the intake point for flowing water bodies, the dispersal system shall be no less than 400 feet from the high water mark of the reservoir, lake or flowing water body.

- b. Where the effluent dispersal system is located more than 1,200 feet but less than 2,500 feet from a public water systems' surface water intake point, within the catchment area of the drainage, and located such that it may impact water quality at the intake point such as upstream of the intake point for flowing water bodies, the dispersal system shall be no less than 200 feet from the high water mark of the reservoir, lake or flowing water body.

Table 4.2 – Minimum Horizontal Setbacks from Public Water Systems

Distance From Public Water Intake	Dispersal System Standard
Less than 1200 feet	Greater than or equal to 400 feet water source ¹
Equal to or greater than 1200 feet and less than 2500 feet	Greater than or equal to 200 feet water source ¹
1: water source is the high water mark of the reservoir, lake or flowing water body.	

4.3 Mitigations to Prohibitions

- A. To mitigate prohibition 4.2.C.4 (slopes over 30%), a slope stability report, completed by a registered civil engineer or registered geotechnical engineer, may be submitted to justify OWTS on slopes over 30%. The slope stability report shall be reviewed and approved by Permit Authority.
- B. To mitigate prohibition 4.2.C.6 (periodic monitoring), OWTS utilizing supplemental treatment components shall be enrolled in our Operational Permit Program, which requires monitoring and maintenance of the system.
- C. To mitigate prohibition 4.2.C.8 and 4.2.C.9 (vertical separation to groundwater), the owner shall file a Notice of Intent with the appropriate Regional Water Board for waste discharge requirements, waiver of waste discharge requirements or a conditional waiver of waste discharge requirements.
- D. To mitigate prohibition 4.2.C.11 and 4.2.C.12 (horizontal distances from water sources):
 - 1. Replacement OWTS shall utilize supplemental treatment and other mitigation measures to meet the treatment standards in Table 4.3, unless the Permit

Authority finds that there is no indication that the previous system is adversely affecting the public water source, and there is limited potential that the replacement system could impact the water source based on topography, soil depth, soil texture, and groundwater separation.

2. New OWTS shall meet the horizontal separation to the greatest extent practicable and shall utilize supplemental treatment to achieve the Table 4.3 standards and any other mitigation measures prescribed by the Permit Authority.

Table 4.3 – Treatment Standards for New OWTS not in conformance with horizontal separation requirements

Constituent	Standard
Total Suspended Solids	30 mg/L as 30-day average
Fecal Coliform	200 Most Probable Number (MPN)
Soil Depth	Greater than 3 feet
Depth to Groundwater	Greater than 3 feet
Soil Cover over dispersal system	12 inches

4.4 OWTS Designer by System Type

- A. The type of OWTS or OWTS components listed in Table 4.4 shall be designed by the corresponding designer.
 1. A commercial/institutional, experimental, alternative, or a standard OWTS shall be designed by a qualified consultant.
 2. A replacement dispersal area or field shall be designed by a qualified consultant.
 3. A replacement septic tank may be designed by a qualified consultant or licensed contractor.
 4. A repair may be designed by a qualified consultant, licensed contractor or land owner.
 5. A repair or modification of an existing OWTS that was originally required to be designed by a Qualified Consultant shall be designed by a Qualified Consultant.
 6. Any parcel that was conditioned through the Project Review Advisory Committee or comparable land use body to have the OWTS designed by a Qualified Consultant that serves a parcel for which a Qualified Consultant

design was a condition of a subdivision shall be designed by a Qualified Consultant.

Table 4.4 – OWTS Designer by System Type

Type of System	Designer
Commercial/Institutional Experimental OWTS Alternative OWTS Standard OWTS Replacement Dispersal Area/Field OWTS with Easements	Qualified Consultant
Replacement Septic Tank	Qualified Consultant Licensed contractor (A, C-42, C-36)
Repair	Qualified Consultant Licensed contractor (A, C-42, C-36), Homeowner/builder

4.5 Sizing Criteria Wastewater Flows

- A. Residential wastewater flows used for design of OWTS for single family residences, second units, guest houses and other detached buildings shall be based on the number of bedrooms multiplied by a factor of 150 gal/day per bedroom for the first five (5) bedrooms, plus 75 gal/day for each additional bedroom, as indicated in Table 4.5.
- B. The design flows for a primary residence and detached accessory structures (second unit and/or guest house) shall be determined independently, regardless of whether the flows are treated separately or combined in a single OWTS.

Table 4.5 -- Wastewater Design Flows for Single Family Residences and Second Unit

Number of Bedrooms	Design Flow (gal/day)
1	150
2	300
3	450
4	600
5	750
> 5	+75 per bedroom

- C. Wastewater flows used for the design of OWTS for multiunit residences and non-residential projects shall be developed based on full consideration of projected

activities, occupancy, and facilities. Table 11.1 provides guidelines for use in estimating design wastewater flows. Wastewater flows shall be determined by:

1. Table 11.1 for those listed facilities; or
 2. Appropriate literature references (e.g. US/EPA) for the type of facility proposed; or
 3. Documented wastewater flow monitoring data for a comparable facility. Additionally, the Director of the PRMD may consider adjustment to the criteria listed in Table 11.1 for specific facilities based upon documented technical information to support the proposed design flow estimate.
- D. Reductions of wastewater design flows up to 20% shall be approved by the Permit Authority when each of the following is provided:
1. Low flow devices for toilets, showers and faucets are installed in the structure under permit.
 2. The septic tank shall be fitted with a corrosion-resistant effluent filter approved by the Permit Authority.
 3. The leach field shall be either:
 - a. a dual leach field with each half designed at 75% of the reduced design flow (either 50% or 150% additional reserve replacement area must be provided based upon the date the lot was created); or
 - b. a dispersal field using equal distribution. The dispersal field shall be sized based upon 100% of the reduced flow.

4.6 Off-Site Easements

- A. Methods to gain legal access to adjacent parcels to accommodate an OWTS include a:
1. Lot line adjustment,
 2. Parcel merger, or
 3. Legal easement.
- B. Easements shall be recorded with the County Recorder's office in a form acceptable to County Counsel and the Permit Authority, and shall include:
1. A Grant Deed conveying the easement from the record owners of the burdened parcel to the owners of the parcel to be developed.

2. A full legal description of the easement area prepared by a Licensed Land Surveyor or a Registered Civil Engineer whose registration allows surveying.
 3. All appurtenant easements for access, pipelines, drainage, etc. shall be conveyed in the grant deed.
 4. Conditions, Covenants, and Restrictions recorded on the deed as follows:
 - a. A statement that the easement shall bind and inure to the benefit of the respective heirs, personal representatives, successors, and assigns of the grantor and grantee and that all specifications of the easement shall pertain to and run with the land.
 - b. A statement that provision of the easement is a public health condition relative to approval of an OWTS permit and that alteration or elimination of the rights and duties without the express written consent of the County of Sonoma may constitute a violation of State and local laws.
 - c. The use of the area of the leach field easement by the grantor shall be restricted from uses which are incompatible with proper leach field operation. This shall include structures, vehicular parking, roadways, grading, drainage courses, wells, extensive landscaping, confined livestock or other uses which would disrupt the leach field.
 - d. The easement shall include the right of the grantee to do all things reasonably necessary to inspect, maintain, repair and/or replace the leach field.
 5. The grant deed and/or legal description referenced in Section 4.6.B.1 and 4.6.B.2 shall be reviewed by the County Surveyor's office prior to permit issuance.
- C. Leach field easements shall be separate and distinct from one another.
- D. An OWTS easement shall not encroach into an area needed for the grantor parcel's OWTS and/or reserve expansion area.
1. The area necessary for the grantor parcel's OWTS and its reserve expansion area shall be based upon codes in effect at the time of the grantee parcel's OWTS easement application.
 2. The grantor parcel's OWTS does not need to be modified unless it is in a state of failure.
- E. Refer to Section 15 for OWTS easement requirements for new subdivisions of property.
- F. An easement grant from one property owner to another shall comply with the following:
1. The grantor parcel and grantee parcel must abut each other.

2. An unimproved lot will be considered as “abutting” if it is connected to another lot by an easement provided that the lots are in common ownership. (Sonoma County Code, Chapter 7.)
 3. An “abutting lot” is also an improved lot connected to another lot by an easement. The lots need not be under common ownership so long as the lot owner has an easement over the abutting lot sufficient for an OWTS.
 4. Lots separated by a public road or highway shall not be considered abutting except as provided in (F) above. A public road or highway will satisfy the connection between abutting lots.
 - a. An encroachment permit must be obtained from the permitting department.
- G. An easement grant when lots are in common ownership shall comply with the following:
1. A deed of easement from the owner of each parcel burdened by the easement to the owner of the parcel upon which the building will be located,
 - a. Locating the easement upon that parcel;
 - b. Stating that the easement is a condition of County approval of the OWTS;
 - c. Stating that it is the intent of the grantor and grantee that the easement will not merge with the underlying fee interest even if the easement and the fee come into the same ownership, and that the easement is intended to survive severance of the estates and to be included in conveyances to subsequent purchasers;
 - d. Stating that the easement may not be quitclaimed or otherwise modified or destroyed without the written consent of the Director of the PRMD, which shall not be unreasonably withheld;
 - e. Stating that the easement is appurtenant to the lot upon which the building is to be constructed.
 2. A Declaration of Covenants, Conditions and Restrictions upon each affected parcel which states that:
 - a. The benefits and burdens of the covenants and restrictions shall be binding upon the successive owners of each parcel;
 - b. The burdened parcels (described) shall not be used in any manner which may interfere with or adversely affect the safe operation of the OWTS for the structure of lot (___);
 - c. The OWTS shall be located in the area described in the easement for sewage dispersal executed by ___ on (date) ___ and recorded as Document No. ___ of Official Records of Sonoma County, and which is incorporated by reference (or similar language);
 - d. The covenants contained in the declaration may be terminated or modified only with the written consent of the Director of the PRMD, which shall not be unreasonably withheld. This provision would be applicable when and if the

Permit Authority approves some other type of sewage dispersal, and the easements and restrictive covenants are no longer needed.

3. The affected lots shall be conveyed to a title company or some other “straw man” by a deed which incorporates the easements and the declaration of covenants, and then reconveyed back to the owner.
 - a. The property owner shall supply the Permit Authority with a letter indicating his intentions to include the easements and covenants in future deeds of the affected parcels.
4. Another option is the use of a properly constructed “Owner Statement” that provides the following minimum specific items:
 - a. Language that prohibits the “removal, alteration or rescinding of the Declaration of Restriction (___) or easement(s) without the written consent of the Director of the PRMD”.
 - b. For “Declarations of Restrictions” only, reference must be made within the Owner’s Statement to a “Declaration of Restrictions” that must be recorded concurrently with the Map.
 - c. Where easements are requested with the existing parcels, the Owner’s Statement must also include the following:
 - i. A reference that specifies that the easement is “between adjacent parcels of same ownership” and that attached hereto as Exhibit ___ is a Grant Deed description of an easement.
 - ii. A reference in both the Owner’s Statement and the easement that the “easement is one that is appurtenant”.
 - iii. A reference on both the Owner’s Statement and the easement that the “doctrine of merger shall not apply”.

4.7 OWTS Permit Applications

- A. An application for an OWTS permit shall be submitted by the property owner, consultant, or contractor. The application package shall contain the following:
 1. Project description.
 2. Variance requests: code section(s) and mitigation measure(s).
 3. Filing fees.
 4. Four copies of site plans, drawn to scale.
 5. Soil profile results.
 6. Soil percolation test results if required per section 7.

7. Groundwater table determination if required per section 7.
 8. Four copies of the OWTS design, drawn to a scale of 1 inch = 20 feet.
 9. If a nonstandard OWTS, include:
 - a. Operational Permit application
 - b. Agreement-Permit Conditions, signed and notarized
 - c. Easement Agreement signed and notarized
 - d. Items a.-c. are not required for plan check only applications, but will be required for permit applications.
- B. Time Limit of Application. If no permit is issued within one year following the date of application, the application shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the Permit Authority. If, after such expiration, the original plans are resubmitted within 180 days following such expiration, the plan review fee shall be 25% of that otherwise required. No application shall be renewed in this fashion more than once. In order to further renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee. The Permit Authority may extend this time period when such extension is warranted, including but not limited to:
1. To correct an error by the department;
 2. When a legal action prevents the project from being completed within the allowed year time frame; or
 3. In the interest of public health and safety
- The Permit Authority's decision regarding the limitation period shall be final.
- C. OWTS applications shall be reviewed for zoning conformance pursuant to Permit Authority's Planning Policy 8-1-13, or current version.

4.8 OWTS Plan Check Only Applications

- A. An application for an OWTS Plan Check Only shall be submitted by the property owner, consultant, or contractor. The application package shall contain the following:
1. A "Request for Service" form.
 2. Filing fees.
 3. Two copies of site plans, drawn to scale.

4. Soil profile results.
 5. Soil percolation test results if required per section 7.
 6. Groundwater table determination if required per section 7.
 7. Two copies of the OWTS design, drawn to a minimum scale of 1 inch = 20 feet.
- B. Time Limit of Plan Check Only Application. If no plan check approval is granted within one year following the date of application, the application shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the Permit Authority. If, after such expiration, the original plans are resubmitted within 180 days following such expiration, the plan review fee shall be 25% of that otherwise required. No application shall be renewed in this fashion more than once. In order to further renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee. The Permit Authority may extend this time period when such extension is warranted, including but not limited to:
1. To correct an error by the department;
 2. When a legal action prevents the project from being completed within the allowed year time frame; or
 3. In the interest of public health and safety.

The Permit Authority's decision regarding the time limit period shall be final.

- C. Time Limit of Plan Check Only Approval. If no permit is applied for within one year following the date of plan check only approval, the plan check shall expire by limitation.

4.9 OWTS Permits Required

- A. A valid permit is required to install, repair, replace, modify, destroy, or abandon any part of a new or existing OWTS except where specified in section 4.9.F.
1. The Permit Authority may approve, conditionally approve or deny a permit to do any work on an OWTS. The Permit Authority may issue a permit only when all the requirements specified in this chapter for an OWTS are met. The permit may contain conditions that apply to the construction, operation and maintenance of the system. Only OWTS work authorized in the approved plans may be performed unless approved in writing by the Permit Authority. The permit conditions shall be binding upon the property owner and successive property owners for the life of the system.

- B. OWTS Permit. The following work requires an OWTS permit:
1. The installation, replacement, modification, destruction or abandonment of any part of a new or existing OWTS not authorized by a repair or replacement permit.
- C. Replacement Permit. The following work requires a replacement permit:
1. Replacement or repair of a septic tank.
 2. Replacement of a dispersal system.
- D. Repair Permit. The following work requires a repair permit:
1. The replacement or repair of a leach line or leach line segment within an existing leach line trench.
 2. The replacement or repair of a dispersal chamber or chamber segment within an existing chamber trench.
 3. The replacement or repair of no more than 25% of the total linear footage of the existing dispersal system.
- E. Hardship Replacement Permit. Applicants may apply for a hardship replacement permit under the following circumstances:
1. Work would otherwise be considered a replacement permit.
 2. Financial constraints prevent compliance with replacement standards.
 3. A County Housing Rehabilitating Loan is not available.
 4. The landowner's household income is at or below 80% of the current Area Median Income (AMI) established by the U.S. Department of Housing and Urban Development.
 5. A hardship replacement permit application shall be submitted to the Permit Authority. Applications shall contain the contents as detailed in section 4.8.
 6. Replacement septic tanks shall comply with the septic tank requirements of this OWTS Manual to the maximum extent feasible.
 7. Replacement dispersal systems shall comply with this OWTS Manual to the maximum extent feasible.
 8. Hardship replacement permits shall be forwarded to the appropriate Regional Water Board.

9. Hardship replacement permits shall not be used to authorize building permits for the construction, re-construction, rebuilds, remodel, or work on a structure that would otherwise require an upgraded septic system.

F. Permit Exemptions. The following work is permit exempt:

1. The repair or replacement of the following components or segments:
 - a. risers
 - b. sanitary tees
 - c. effluent filters
 - d. diversion valves
 - e. distribution box
 - f. sewer line from house to septic tank
 - g. sewer line from tank to distribution box and/or distribution box
 - h. solid sewer lines connecting distribution boxes and/or distribution box(es)

G. Time Limitation of Issued Permit. Every permit issued by the Permit Authority under the provisions of this section shall expire by limitation three (3) years from the date of permit issuance. The Permit Authority may limit a permit to a lesser time period when necessary to abate dangerous or substandard conditions. The Permit Authority may extend this time period when such extension is warranted, including but not limited to:

1. To correct an error by the department,
2. When a legal action prevents the project from being completed within the three year time frame, or
3. In the interest of public health and safety.

The Permit Authority's decision regarding the time limit period shall be final.

H. Before any work can commence or recommence on any expired permit, or permit to legalize a violation, a new permit shall first be obtained. The new permit shall be obtained for all work necessary to finish the project including work already completed that has not been previously inspected and approved by the department.

1. Any new permits issued to recommence work started under an expired permit will be based on the codes in effect at the time the original expired permit was issued.
2. Any new permits issued to commence work under an expired permit will be based on the codes in effect at the time of the original expired permit, provided that no more than six years from date of original permit issuance have lapsed.

3. Any new permits issued to commence work under an expired permit where more than six years from date of original permit have lapsed, shall be governed by the codes in force at the time of the new permit application.
4. Any new permits issued to legalize a violation shall be governed by the codes in force at the time of the new permit application.

4.10 OWTS Site and Design Plan Requirements

- A. The site plan shall be completely dimensioned and drawn to scale with a minimum of 1 inch = 20 feet. The site plan shall include but not be limited to the following:
 1. A vicinity map showing property boundaries and dimensions with north arrow, parcel number, street address. (May be drawn on a smaller scale than 1 inch = 20 feet.)
 2. A site plan with topographic information including contour lines and elevations (in feet) of the area in and around the proposed OWTS or percentage of slope when slope is not a critical factor in system design.
 3. Location of any known pertinent (passing or failing) tests (i.e. soil profile pits, soil percolation tests, and groundwater determination tests, etc.).
 4. Designated reserve replacement dispersal area.
 5. Detail Page showing:
 - a. Application rate, design capacity (number of bedrooms), projected daily sewage flow, wastewater application area (trench, bed length, or area), and all relevant calculations.
 - b. Calculations for determining the sizing criteria, and the projected design of the OWTS, including pump sizing, pump curves, dose volume and frequency.
 - c. Cross section of dispersal trenches and interceptor drain (if applicable).
 - d. Spacing and sizing of the orifices and laterals.
 - e. Proposed details and dimensions of the septic tank, treatment units, pump tanks, performance wells, valves, dispersal trenches or beds, alarm and control panels, and any other equipment specifications.
 - f. Complete description of the wastewater treatment and dispersal processes.
 - g. Construction notes.
 - h. Construction details and specifications.
 6. Location of any existing and/or proposed retaining walls, surface and subsurface drainage systems.
 7. Location of any existing and/or proposed underground utilities, water supply lines and/or wells.

8. Location and dimensions of any existing and/or proposed improvements (e.g. paved areas, all structures (including house location, accessory structures, outbuildings, swimming pools, large trees, solar arrays, etc.).
9. Location of any existing and/or proposed easements, public right of ways, overhead utilities, building sewer line, and any other OWTS.
10. Location of the OWTS in relation to property lines, neighboring systems, neighboring wells, streams, springs, lakes, ponds, marsh areas, cut banks, and other features which may affect the performance of the system.
11. Any other site details that could potentially impact the function and/or design of the OWTS.

4.11 Permit Transfer

- A. In the event of the transfer of an issued OWTS permit, prior to final construction approval, the following actions are required by Permit Authority staff:
 1. If there is no change in the OWTS plans or building plans, it will be treated as an OWTS Office Clearance to use the old plans.
 - a. Verify that contractor information, workers' compensation and signatures are correct.
 - b. Update Easements and Supplemental Agreement for nonstandard OWTS.
 - c. Enter into permitting system and assess Office Clearance fee.
 2. If there is a change in building location, but no change in the OWTS plans and the change may affect the OWTS plan:
 - a. Complete items 4.11.A.1.a and 4.11.A.1.b.
 - b. Enter into permitting system and assess Field Clearance fee.
 3. If the OWTS design and building location remain the same, but there is a change in floor plans (which does not impact the OWTS):
 - a. Review new building floor plan and complete items 4.11.A.1.
 4. If there are changes which significantly impact the approved OWTS plan:
 - a. Complete items 4.11.A.1.a and 4.11.A.1.b.
 - b. Applicant required to submit new OWTS plans. Assess Plan Review fee.
 5. If the property requires a Service Provider, the same Service Provider shall be retained or a contract needs to be transferred to a new certified Service Provider.

4.12 Construction Inspections

- A. The system components and construction shall be inspected by Permit Authority staff for compliance with approved plans and this OWTS Manual. The following construction inspections are required and shall be scheduled with the Permit Authority. Permit Authority may waive attendance.
 - 1. Pre-construction site inspection.
 - 2. Gravel placement, trenches or absorption bed should be level in previously approved proper location and placed on contour.
 - 3. Interim inspections, including squirt test, performed prior to covering any elements of the system; water tightness test of tank(s), if required.
 - 4. Final inspection of the completed system. (May require #189 electrical permit prior to final. Startup inspection for pretreatment unit includes Service Provider.)
- B. Construction inspections shall be scheduled for regular Permit Authority work days. The Permit Authority must be notified at least 24 hours in advance of desired inspection. No portion of the OWTS may be covered until it is inspected by the Permit Authority.
- C. Final approval of the OWTS permit shall be granted only after the Permit Authority has completed all necessary system inspections. Final approval of the permit for standard OWTS shall be granted only upon completion of the necessary inspections, the receipt of a signed and stamped letter from the Qualified Consultant certifying the installation of the system as designed, and for non-standard systems, in addition to the above, the #189 electrical inspection and Operational Permit fee paid and activated.

4.13 General Provisions

- A. Replacement Expansion Area
 - 1. Parcels created prior to October 1971 require 100% replacement area.
 - 2. Parcels created in October 1971 or later require 200% replacement area.
 - 3. In a dual dispersal field system, a portion of the replacement area is constructed with the initial system.
- B. Incompatible uses including, but not limited to, driveways, tennis courts, parking lots, swimming pools, or structures over the replacement area shall be prohibited.
- C. No lot shall be improved in excess of its capability to properly absorb sewage effluent.

- D. No construction of OWTS shall occur during open wet weather groundwater periods or active rain storms, except when demonstrated by a qualified consultant that unsaturated soil conditions exist and compaction and smearing will not occur. Previously scheduled inspections are subject to cancelation by the Permit Authority if conditions are deemed unsuitable.
- E. OWTS shall be installed in accordance with the plans approved by the Permit Authority. Permit Authority staff must approve any changes to the approved plans prior to installation.
- F. OWTS shall be located so as to be accessible for maintenance and repairs. Septic tanks and sump tanks shall be located so as to allow vacuum pumping.
- G. The building sewer and distribution piping shall be constructed with materials in conformance to building sewer standards identified in the Uniform Plumbing Code. The sewer and distribution piping shall have approved watertight fittings with clean-outs provided in accordance with the Uniform Plumbing Code.
- H. All OWTS Permit applications located near a water body that is subject to a TMDL Advanced Protection Management Program (APMP) may be subject to additional, more stringent, criteria than those systems located outside a designated APMP.
- I. Site evaluations are required for new or replacement OWTS per Section 7.
- J. Any structure not in used within the last five (5) years shall have an OWTS that meets current standards for a new OWTS system.
- K. Human remains and archeological sites.
- L. Any application that cannot meet the standards may apply for a variance pursuant to section 17.
- M. A structural or building addition may not encumber any designated reserve replacement area. A revised designated reserve replacement area may be established if needed.
- N. An expansion of the existing footprint of an existing structure or new accessory structure is not allowed if a reserve replacement system cannot be adequately sized. A system where only a seepage pit reserve replacement area is available is not considered to be adequately sized.