

8.07D.280 - Operation, monitoring, and maintenance—Owner responsibilities.

A. The OSS owner is responsible for operating, monitoring, and maintaining the OSS to minimize the risk of failure, and to accomplish this purpose, shall:

- 1 . Obtain approval from the health officer before repairing, altering or expanding an OSS;
- 2 . Secure and renew contracts for periodic maintenance where required by the health jurisdiction;
- 3 . Obtain and renew operation permits if required by the health officer;
- 4 . Assure a complete evaluation of the system components and/or property to determine functionality, maintenance needs and compliance with regulations and any permits:
 - a. At least once every three (3) years for all systems consisting solely of a septic tank and gravity SSAS;
 - b. Annually for all other systems unless more frequent inspections are specified by the health officer;
 - c. At the time of property sale where the property is served by an OSS and an inspection has not been completed within the most recent compliance period;
 - d. Certified maintenance service providers must complete the evaluation of the OSS except that:
 - (i) A OSS owner may complete the evaluation of the OSS components for systems consisting solely of a septic tank and gravity SSAS after completion of a training program approved by the health officer and not associated with a property sale; and
 - (ii) A OSS owner may complete the evaluation of the OSS components for systems consisting solely of a septic tank, pump chamber, and pressurized SSAS after completion of a training program approved by the health officer in those areas that are not marine recovery areas or sensitive areas, and not associated with a property sale.
 - e. All evaluations of OSS shall be reported to the health officer on forms approved by the health officer.
5. Employ an approved pumper to remove the septage from the tank when the level of solids and scum indicates that removal is necessary. The septic tank shall be pumped when the total amount of solids equals or exceeds one-third (1/3) the volume of the tank. The pump and/or siphon chamber(s) shall be pumped when any solids are present;

6. Provide maintenance and needed repairs to promptly return the system to a proper operating condition;
7. Protect the OSS area and the reserve area from:
 - a. Cover by structures or impervious material;
 - b. Surface drainage, and direct drains, such as footing or roof drains. The drainage must be directed away from the area where the OSS is located;
 - c. Soil compaction, for example by vehicular traffic or livestock;
 - d. Damage by soil removal and grade alteration; and
 - e. Encroachment by buildings or construction such as placement of swimming pools, power poles, underground irrigation systems, and underground utilities.
8. Keep the flow of sewage to the OSS at or below the approved operating capacity and sewage quality;
9. Operate and maintain systems as directed by the health officer;
10. Request assistance from the health officer upon occurrence of a system failure or suspected system failure;
11. At the time of property transfer, provide to the buyer maintenance records, if available, in addition to the completed seller disclosure statement in accordance with Chapter 64.06 RCW for residential real property transfers; and
12. The health officer may, when there is evidence of a suspected imminent failure, require installation of observation ports in each individual lateral or bed, which extend from the bottom of the gravel to the finished grade for monitoring OSS performance.

B. Persons shall not:

1. Use or introduce strong bases, acids or chlorinated organic solvents into an OSS for the purpose of system cleaning;
2. Use a sewage system additive unless it is specifically approved by the department; or
3. Use an OSS to dispose of waste components atypical of sewage from a residential source.

(Ord. HD-29-07 [C-72-07], July 16, 2007; amended by HD-31-07 [C-82-07], August 20, 2007)