

**OSS Technical Advisory Committee Meeting #11
March 12, 2024**

Attendees:

Meagan Jackson
Eunbi Lee
Lara Brezina
Corrina Marote
Lynn Schneider
Faith Addicott
Floret Khosa
Harry Muchineripi
Kelly Hayden
George Streepy
Curtis Johnson
Jay Regenstreif
Jarone Baker
Dustan Bunt
Greg Wingard
Adam
GN Septic
Daniel Cardwell
Pam McCain
Cleo Neculae
Todd Hunsdorfer
David Winfrey
Kelsey Payne
Tanya MacFarlane

Summary:

The consulting team shared an agenda, work plan, and updates with TAC.

The team engaged TAC in asking for who should be engaged in public meetings and outreach. A lively discussion ensued that captured some of the following public contact recommendations:

Sammamish Water Plateau
Enumclaw Water Plateau

HOA's and the State HOA group
Shellfish Protection District
Shoreline communities
Utility districts
State Association of Sewer & Water districts
Skyway
Highline
Unincorporated areas including Vashon
SE King County - Black Diamond
Lake Sawyer & Lake Sawyer Community Club
Granges & Fisheries
Outdoor fishing/ enthusiast groups
Use King County database for septics

TAC reviewed 3 potential code revisions and the upcoming rebate program

Conversation about loose lids on septic systems (1). Providers (Curt, Adam, Dustan) believe the onus of this needs to lie with the homeowner as they are ultimately responsible and providers cannot ensure compliance.

They asked about fliers/ kc information on loose lids and dangers they could hand out with services.

Floret & Pam wondered if loose lids pose a real issue for KC residents

Meagan & Lynn shared that there were 93 reports just last year of loose lids. Lynn shared that a child had died in an open septic system and that 93 is way too many chances to take. Protecting kids is more vital than environmental risks with this one.

All agreed.

Conversation about timeline for Time of Sale inspections - moving from 6mo to 12mo.

Dustan, Adam, Curtis, Greg, Jarone all spoke firmly about not making this move. Felt that too much can happen to a system without regular checking in.

Pam emphasized that a consistent process is important, and that 12 months is acceptable for everywhere else in the state. Most lenders do not require that an OSS be inspected more recently than 12 months prior to the time of transfer.

Adam spoke about the difference between Time of Sale inspections for occupied and unoccupied homes - it is much more common to get callbacks for issues after the new owners have moved in when the house was unoccupied during the Time of Sale inspection. Wondered if there should be a differentiation between these types of inspections.

The TAC raised the challenge about getting O&M information to the buyer. A post-sale inspection requirement might meet the needs better.

Discussed other options of helping new owners understand the importance of maintenance:

- OSM walkthroughs with new owners once they are in the house - much more likely to continue to do O&M inspections
- KC could require owner to submit a form signing that they have had a walkthrough, KC could provide walkthroughs
- Buyer always has the opportunity to be at the septic inspection - interest level after closing significantly decreases
- Could we put service tags in the house (like tags on furnaces, heat pumps, etc)

Conversation about adding method to ensure that OSS matches the proposed use of a commercial facility after it transfers to a new owner.

Curtis wants more definition about “high strength” of commercial waste systems.

Megan, Jarone, Lynn discussed “greater than residential septic tank effluent” as defined in the WAC and by default it is defined. Curtis thinks that the numbers used to define waste strength were from 20 years ago and need to be updated.

There was general support for this approach.

Eunbi announced the launch of a new septic rebate program.

Requested the TAC can share this announcement with community. Explained details of the program. Detailed discussion of rebate.

Megan briefly discussed the iterative process of our TAC meetings and code revision process.