

Summary of Proposed Ordinance relating to King County On-site Sewage System Codes

This summary fulfills Washington State Growth Management Act and King County Code (K.C.C.) 20.18.100 requirements for a “plain language summary.”

Public Health – Seattle & King County is proposing revisions to King County Board of Health codes, Title 13 – On-site Sewage Systems. We are doing this to comply with recent changes to WAC 246-272A, with revisions adopted in January 2024. We’re also using this opportunity to improve the codes and incorporate the latest best science. Based on technical and legal analysis, equity review, feedback from our customers and partners, technical advisory committee review, and public input, we have drafted revised codes. These codes will be presented to the King County Board of Health in November 2024, and if adopted at that time will go into effect in January 2025.

| Item Number | Title 13 Sections | Current Code | Proposed Change | Why are we proposing this change? | How will this change impact me? | Type of change |
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| 1 | Throughout | | Revises language to remove passive language and replace with active language. | Aligns with standard practice for code writing, which clearly identifies who is responsible for the code requirements. | Revision provides clarity but does not impact code implementation. | Voluntary cleanup |
| 2 | Throughout | | Changes language from "construction permit" to "installation permit." | Updates language to align with industry standard. | Revision provides clarity but does not impact code implementation. | Voluntary cleanup |
| 3 | Throughout | | Changes reference to King County building department from DDES to DLS | Updates language to align with new department name. | Revision provides clarity but does not impact code implementation. | Mandatory cleanup |
| 4 | Throughout | | Revises requirements so that no permit is required for a minor repair to correct a failing OSS. | We heard a need to reduce costs and only require permits when they are absolutely necessary. This change ensures compliance with minor repair requirements in revised WAC 246-272A. | Cost: Permit cost of \$250-\$700 removed from total minor repair cost. Who is impacted: All OSS owners. Minor repairs are often required to ensure ongoing operation of OSS systems. We are already following this new approach through a program policy. | Mandatory substantive |
| 5 | New section | | Adopt WAC 246-272A by reference. | Clarifies that all sections of WAC 246-272A are adopted unless otherwise stated in Title 13. | Revision provides clarity but does not impact code implementation. | Mandatory cleanup |

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| 6 | New section | | Require equity impact review when local management plan review is conducted (every 5 years), in accordance with King County Ordinance 16948. | We heard that it's important to think about how codes are implemented and make sure that our actions are specific to different conditions across the county (e.g. urban settings compared to rural settings). This change ensures that equity and impact to priority populations is considered when developing and updating local management plan. | Cost: No anticipated impact. Who is impacted: All OSS owners. | Mandatory substantive |
| 7 | 13.04.050 | Establishes requirements for connection to public sewer. New development must connect to public sewer in the Urban Growth and rural area where available. Existing development must connect to public sewer when the OSS fails, the sewer district allows connection, the property is within 200' of sewer connection point, and a conforming OSS cannot be installed. | Adds reference to King County Code (KCC) section governing OSS in Urban Growth Area. Removes language stating sewer connection is required in rural area. Adds subsection to grant waivers to this requirement. | We heard that sewer connection costs are a huge concern to property owners, but that it is still important to make sure that urban properties can connect to sewer. This change ensures compliance with Growth Management Act and King County Comprehensive Plan, which specify that connection to sewer outside of the Urban Growth Area is not allowed. A waiver process will address situations where connection to sewer is not timely or reasonable, including due to cost of sewer connection. | Cost: Property owners will have a clear pathway to evaluate alternatives to expensive sewer connections. Anticipated lower costs to address failing OSS. Who is impacted: All OSS owners in Urban Growth Area. | Mandatory cleanup, Voluntary substantive |
| 8 | 13.04.070 | Establishes that a property's water supply must be from an approved source in order to install or expand an OSS. | Removes references to KCC 13.24.140 and 13.24.138 for private well sources. | This change clarifies which agency is responsible for water supply determination. Compliance with KCC Title 13 is under DLS authority. Reference to King County Code is superfluous. | Revision provides clarity but does not impact code implementation. | Voluntary cleanup |
| 9 | 13.04.070.B | Establishes expiration date for water well site approvals. | Extends expiration date from two to three years. | Allows more time from date of approval to construct well. | Cost: Reduced cost for situations where installation is delayed by more than two years. Who is impacted: Developers and property owners having a well installed. | Voluntary minor |
| 10 | 13.08.010 | Defines terms used in Title 13. | Repeals definitions consistent with WAC 246-272A to minimize duplication. | Because WAC 246-272A is adopted by reference, WAC definitions can be used for implementation of Title 13. | Revision provides clarity but does not impact code implementation. | Voluntary cleanup |

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| 11 | 13.08.010 | Defines terms used in Title 13. | Changes definitions that do not exist in or are not consistent with WAC 246-272A. Revised/added definitions include Accessory living quarters, Bedroom, Excessively permeable soils, Failure, Minor repair, On-site system maintainer, Original permeable soil, Pumper, Repair, Restrictive layer, Surface water. | Ensures clarity and proper understanding. Bedroom definition - we heard that the definition should not be very detailed and should be consistent with other bedroom definitions. We made the definition as simple and consistent as possible: "Bedroom" means a room intended to be used for sleeping and that includes a window, a door, and a closet. "Bedroom" does not include a room not greater than seventy square feet in area with a closet, or an entry way with a closet. | Cost: No anticipated impact Who is impacted: Property owners who need to install a new OSS or who are remodeling existing buildings with bedrooms. | Mandatory cleanup, Voluntary substantive |
| 12 | 13.12.030, 13.12.050 | Outlines procedure for appeals to health officer's decision about OSS site design applications. | Extends time to appeal time to respond to appeal from 40 days to 90 days. | Allows greater time for appeal as well as adequate review and determination. | Cost: No anticipated impact Who is impacted: Property owners wishing to develop property who want to appeal decision about OSS site design application. | Voluntary minor |
| 13 | 13.16.010 | Lists membership of the OSS Technical Advisory Committee. | Adds representative of a federally recognized tribe or 501(c)3 organization that serves American Indian and Alaska Native people. Adds a customer representative for urban OSS, OSS in a Marine Recovery Area or Shellfish Protection District, OSS in sensitive environmental area, and OSS serving commercial properties. | We heard that property owners want to participate more in program planning in order to inform policies and how the program does our work. We also heard that it's important to make sure we are partnering and learning with local tribes. This change ensures better representation on the Technical Advisory Committee for all parties impacted by OSS in King County. | Cost: No anticipated impact Who is impacted: Technical Advisory Committee members. | Voluntary minor |

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| 14 | 13.20.010 | Requires an OSS permit for construction, installation, repair, or modification of an OSS. | Adds a \$15,000 fine for all persons constructing or installation an OSS without a permit other than the property owner. Adds a \$5,000 fine for the property owner, which will be waived when an approved OSS is installed. | We heard that we need to try to reduce unpermitted installations and their impact on water quality and public health risks. We also heard that companies doing the work need to be held accountable. This change adds a deterrent from installing substandard OSS without a permit to prevent health risks for unpermitted OSS, which provide limited wastewater treatment. It ensures all OSS proposals are reviewed for compliance with this Title and reduces the number of premature failures from inadequate installations. | <p>Cost: Increased cost to persons installing without a permit. No anticipated impact to OSS owners unless they choose to pay the fine instead of having an approved OSS installed.</p> <p>Who is impacted: Persons and companies installing OSS without a permit.</p> <p>This change will reduce unpermitted OSS installations, which will reduce costs when unpermitted OSS must be replaced due to failure or upgraded to meet code requirements. Public Health doesn't find out about all of these unpermitted installations, but it is helpful to have a penalty that will prevent some people from doing this work. We will create a new online complaint form so that it's easier for people to inform us about unpermitted installations.</p> | Voluntary substantive |
| 15 | 13.20.010, 13.28.010 | Outlines OSS site design application submittal, review, and approval | Extends expiration date of approved plan from two years to three years. | Allows more time from date of plan approval to install OSS. | <p>Cost: Reduced cost for situations where installation is delayed by more than two years.</p> <p>Who is impacted: Developers and property owners having an OSS installed.</p> | Voluntary minor |
| 16 | 13.20.030 | Establishes requirements for obtaining, maintaining, and renewing certification of competency for installers. | Reorganizes the section. | Adds clarity, reduces redundancy, changes language from passive to active. | Revision provides clarity but does not impact code implementation. | Voluntary cleanup |

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| 17 | 13.20.030, 13.20.035, 13.68.050 | Establishes requirements for obtaining, maintaining, and renewing certification of competency for maintainers, installers, and liquid waste haulers. | Adds a requirement for a signed attestation that applicant is familiar with King County codes and OSS Code of Performance and Ethics. Adds a requirement that compliance with OSS Code of Performance and Ethics is necessary to maintain certification. Adds a \$1,000 fine for violations of Title 13 and OSS Code of Performance and Ethics by certified professionals. | We heard that it's important for Public Health to have some protections for OSS owners who rely on installers, maintainers, and pumpers to tell them how to keep their OSS working. This change adds greater specificity in required standard of performance when installing, maintaining, repairing, and pumping OSS. Adds a higher fine for violations of this standard of performance. | Cost: No anticipated direct impact other than to certified professionals in violation of standards of performance. Who is impacted: Holders of King County OSS certificate of competency. This change has an indirect impact of reducing costs of repairing, installing, and maintaining OSS. It will reduce upselling and defrauding of OSS owners by certified professionals. We also heard that it's important to have clear, transparent information about how this will be implemented. We will | Voluntary substantive |
| 18 | 13.20.030.B.3 | Establishes requirements for obtaining, maintaining, and renewing certification of competency for installers. | Adds requirement that OSS master installer must have at least two years of relevant experience when applying for certificate of competency. | Ensures that OSS master installers have sufficient experience to perform the job of installing OSS, which is a highly complex and technical job that requires a high level of technical expertise. | Cost: No anticipated impact. Who is impacted: Persons seeking to obtain OSS master installer certification in King County. | Voluntary minor |
| 19 | 13.20.035 | Establishes requirements for obtaining, maintaining, and renewing certification of competency for on-site system maintainers. | Reorganizes the section. | Adds clarity, reduces redundancy, changes language from passive to active. | Revision provides clarity but does not impact code implementation. | Voluntary cleanup |
| 20 | 13.20.040 | Establishes requirements for resident owner design, construction and monitoring | Establishes 200 foot minimum setback to surface water, not limited to marine water, soil evaluations must be performed by a licensed OSS designer or professional engineer or soil scientist, and proposed design must conform with Title 13. | We heard that owners want to be able to install their own OSS. These changes continue to allow that, while ensuring proper public health protection. Resident owners may design and install their own OSS if the criteria in this section are met. Extends criteria to include setback requirements to all shorelines, not just marine shorelines, to ensure surface water quality standards are met. Includes requirement for an expert in soil evaluation to determine if soil conditions meet criteria for resident owner design and installation. | Cost: No anticipated impact Who is impacted: Property owners whose property conditions meet the soil conditions and setback requirements for resident owner design. | Voluntary minor |

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| 21 | 13.24.010 | Establishes application process for subdivisions | Adds language about who is qualified to perform work. | Reinforces that a licensed OSS designer or professional engineer must submit the subdivision application. | Revision provides clarity but does not impact code implementation. | Voluntary minor |
| 22 | 13.24.010, 13.24.020, 13.28.030.Y | Establishes factors for determining minimum lot size and OSS treatment requirements for subdivisions and short subdivisions | Adds reference to King County Code 21A.24.316. | We heard that the codes need to be as simple as possible and easy to understand. Nitrogen treatment requirements are often difficult to understand and implement. This code changes tries to make it easier. It specifies that nitrogen treatment requirements outlined in King County Code 21A must be met throughout King County. For properties smaller than one acre in a Critical Aquifer Recharge Area (CARA) Type 1 and Type 2, the OSS must provide nitrogen treatment. The intent of this change is to ensure that Title 13 is at least as restrictive as WAC 246-272A requirements for nitrogen treatment while avoiding the use of 246-272A-0320, Table XII. Due to its complexity, we anticipate that using this table would lead to errors, causing delays and increased costs for projects. | Cost: No anticipated increase in cost because this is already implemented as a standard procedure. Who is impacted: Property owners with properties that are smaller than one acre in CARA Type 1 and Type 2 areas. | Voluntary substantive |
| 23 | 13.24.020 | Specifies minimum land area requirements | Revises minimum land area requirements, increasing them by 1,000 square feet for soil types 2-6. Adds minimum usable land area requirement. | Revisions required to meet WAC 246-272A minimum requirements. | Cost: Reduced ability to subdivide property may decrease property values by a very small amount. Who is impacted: This change only reduces the ability to subdivide 30 of the approximately 4,000 properties that can currently be subdivided in King County. This does not apply to existing lots of record or properties that are currently developed. | Mandatory substantive |
| 24 | 13.24.030 | Establishes application process for subdivisions | Clarifies what health officer will evaluate when a subdivision is proposed and there are existing homes on any of the proposed lots. | Existing language is unclear and does not give enough specificity to ensure consistency and predictability. This applies the evaluation requirements already in use for building permit application reviews to subdivision reviews. | Cost: No anticipated impact Who is impacted: Property owners seeking to subdivide. | Voluntary minor |

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| 25 | 13.28.020 | Specifies OSS site design support materials | Changes wording from panels to points | Corrects word error. | Revision provides clarity but does not impact code implementation. | Mandatory cleanup |
| 26 | 13.28.020 | Specifies OSS site design support materials | Adds easement requirement for potable water lines. | Protects potable water sources when water lines extend past property boundaries. An easement ensures that there is good documentation about the location of the water line, protects against damage, and ensures access for repairs. | Cost: Small additional cost to record the easement (approximately \$225) Who is impacted: OSS owners with water supply lines that extend past property boundaries and property owners granting easements | Voluntary minor |
| 27 | 13.28.030 Table 28-1 | Minimum Treatment Level and Effluent Distribution Method Required by Various Soil Types, Vertical Separation and Original Soil Depth Conditions | Corrects greater than or equal to symbols in Vertical Separation column. Adds bacteria level requirements. | Corrects error from 2009. Bacteria level requirements are required to comply with revised WAC 246-272A. | Revision provides clarity but does not impact code implementation. | Mandatory cleanup, Mandatory substantive |
| 28 | 13.28.030 Table 28-2 | Minimum Horizontal Separations - Water source setback requirements | Adds minimum horizontal separation for non-potable water sources | Adds requirements per WAC 173-160-171(3)(b)(iv) to have all water source setback requirements in one place. | Revision provides clarity but does not impact code implementation. | Mandatory cleanup |
| 29 | 13.28.030 Table 28-2 | Minimum Horizontal Separations - Stormwater management facilities | Revises setback requirements for stormwater management facilities | This revision is required to comply with 2021 King County Surface Water Design Manual. | Cost: Small increase to cost of OSS design on small properties where stormwater management facilities are necessary. Who is impacted: OSS owners and designers proposing a new or replacement OSS. The new setback requirements are larger than existing requirements, so additional time and cost may be required to meet these requirements. | Mandatory minor |
| 30 | 13.28.030.K | General design requirements reference compliance with Uniform Plumbing Code, 2006, for grease trap installation and design | Updates Uniform Plumbing Code reference to 2021. | Updates to most recent version of referenced code. | Revision provides clarity but does not impact code implementation. | Mandatory cleanup |
| 31 | 13.28.030.M | New subsection | Adds sizing requirements for accessory living quarters within and single family residence or as part of a detached building. | Clarifies OSS sizing requirements for accessory living quarters (ALQs), specifying that a bedroom in an accessory dwelling without a kitchen can be considered one additional bedroom for the sizing of the OSS serving the single family residence and the ALQ bedroom. | Cost: Lower cost for installation of OSS for ALQs (ADUs without a kitchen). Who is impacted: OSS owners building ADUs without kitchens. This change will make it easier to install or upgrade an OSS to support an ALQ. | Voluntary minor |

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| 32 | 13.28.030.O | Specifies general design requirements for construction of an OSS in relation to flood areas. | Changes wording from zero rise to FEMA and updates responsible department name. | Updates to current standard language. | Revision provides clarity but does not impact code implementation. | Mandatory cleanup |
| 33 | 13.28.030.Z | New subsection | Adds requirement for exterior control panels for pressure distribution systems | Requires all pressure distribution systems to have an exterior control panel with a power control switch that maintainers can access when performing preventive maintenance. The external power control switch protects maintainers from electric shock when providing essential services for the OSS. | Cost: Small additional cost of control panel with external shutoff compared to cost of control panel without external shutoff. Who is impacted: Property owners installing a new OSS with electrical components will be required to have this component in their septic system. This is standardly included in most current installations, so the impact will be minimal. | Voluntary minor |
| 34 | 13.28.070 | Specifies the required OSS sizing (minimum design flow) per bedroom in a single family residence | Adds minimum design flow requirements for accessory dwelling units (ADUs) for properties with one additional dwellings or two or more additional dwellings. | We heard that affordable housing is important and that it's import to support ADU construction. This change adds language from WAC 246-272A to Title 13 to clarify sizing requirement for ADUs. Allows smaller OSS for ADUs than is currently allowed. | Cost: Lower cost for installation of OSS for ADUs. Who is impacted: All OSS owners building ADUs. This change will make it easier and cheaper to build ADUs on smaller lots. | Voluntary substantive |
| 35 | 13.36.010 | Requires secretary approval prior to installation of tanks made of materials other than concrete. | Removes this requirement. | This approval is now performed by Washington State Department of Health. The requirement is no longer necessary in local codes. | Revision provides clarity but does not impact code implementation. | Mandatory cleanup |
| 36 | 13.40.030 | Specifies the size requirements for dosing tanks in OSS utilizing pressure distribution. | Revises language about dosing tank size requirements to clarify confusing language. | Clarifies that a dosing tank must be sized to hold two days of the design flow. The existing language was confusing and caused inconsistency and delays with approval of OSS site design applications. | Revision provides clarity but does not impact code implementation. | Voluntary cleanup |
| 37 | 13.48.010 | Specifies the technical requirements for soil absorption systems (also known as OSS drainfields). | Reduces minimum separation between drainfield trench sidewalls for soil texture types 4-6 from six feet to four feet. | We heard that affordable housing is important and that it's import to support ADU construction. New understanding in OSS industry confirms that effluent generally flows down from drainfield trenches, not out the sides. Reduced drainfield trenches will not impact public health risk of untreated sewage, but will significantly reduce the size of pressure distribution drainfields. | Cost: No anticipated impact. Who is impacted: Property owners who need to repair OSS or want to construct an ADU on their property. This will make it much easier to install smaller OSS to support repairs and ADU construction. | Voluntary substantive |

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| 38 | 13.52.010 | Specifies the requirements for design, installation, and monitoring of holding tank OSS. | Removes requirements to have \$5,000 bond for cleanup of spill or repair of system. Replaces this requirement with a requirement to follow a predetermined pumping schedule or install a device that monitors tank levels and notifies property owner and pumper when tank needs to be pumped. | We heard that it's important to make sure there are no raw sewage discharges from holdings tanks - OSS that consist of only a tank without a drainfield. We also heard that it's important to give property owners options for how they want to maintain their OSS. This revision gives the property owner options for how to work with a contracted OSS pumper to ensure that holding tanks are pumped, as well as a better method for the Health Department to ensure that the tank is pumped as needed. | Cost: If owner decides to use a monitoring and notification device, the cost to install a holding tank will increase by \$1,000-2,000. The cost will not increase if the owner decides to use a pre-defined pumping schedule. Who is impacted: Property owners with holding tank OSS. There are approximately 100 holding tanks in King County. The majority of these serve commercial establishments. Public Health will establish a clear process for tracking holding tank pumping contracts and enforcing compliance with this requirement. | Voluntary substantive |
| 39 | 13.56.050 | Specifies that record drawing must be submitted by designer on forms provided by the health officer. | Removes requirement to submit record drawing in triplicate and updates requirement to electronic submission. | Updates submission requirements to align with new digital processes, which increase turnaround time and visibility of review status. | Revision provides clarity but does not impact code implementation. | Mandatory cleanup |
| 40 | 13.56.054 | Specifies requirement to record notices on title about OSS | Removes requirement to record an OSS notice on title at the time of building remodel or expansion. | We've heard that we should reduce costs and process steps that are not necessary. This change removes a procedural step that has caused delays and does not significantly contribute to public health protection. | Cost: Reduced by the recording fee cost (approximately \$250). Who is impacted: OSS owners who are remodeling their property and do not have an OSS notice on their title. | Voluntary minor |
| 41 | 13.60.005 | Outlines requirements for OSS owner to properly operate and maintain OSS | Adds requirement to ensure that all tank access lids are secured. | Ensures that proper measures are taken to prevent the huge life safety risk of an unsecured tank lid. Unsecured tank lids have resulted in several child deaths in Washington over the past decade. | Cost: No anticipated impact. Who is impacted: All OSS owners. | Voluntary substantive |
| 42 | 13.60.010 | Outlines requirements for OSS monitoring | Updates name of routine OSS inspection to consistently say "performance monitoring and preventive maintenance inspection." | Improves consistency and clarity. | Revision provides clarity but does not impact code implementation. | Voluntary cleanup |
| 43 | 13.60.010 | Outlines requirements for OSS monitoring | Adds requirement to ensure that all tank access lids are secured after servicing OSS or notify resident that lids are not secured. | Ensures that proper measures are taken to prevent the huge life safety risk of an unsecured tank lid. Unsecured tank lids have resulted in several child deaths in Washington over the past decade. | Cost: No anticipated impact. Who is impacted: All OSS certified professionals and OSS owners. | Voluntary substantive |

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| 44 | 13.60.010 | New subsection | Add requirement that licensed designers and certified professionals must report observed failure to health department within five business days. | Public Health is responsible to ensure that failures are addressed in a timely manner to prevent public exposure to untreated sewage. In order to do this effectively, we need to have good information about the state of an OSS. This timeline was decided on after much discussion with various parties who recommended both shorter and longer timeframes. No fee will be assessed for the report of a failure. | Cost: No anticipated impact. Who is impacted: All OSS certified professionals and OSS owners. | Voluntary substantive |
| 45 | 13.60.010 Table 13.60-1 | Established required frequency of preventive maintenance inspections | Changes required inspection frequency for proprietary technology and commercial and food establishments from Every 6 months to annually. | We've heard that code requirements need to align with the needs of specific OSS types and that King County requirements should not be more stringent than the WAC unless absolutely necessary. This change better aligns with WAC 246-272A requirements while reducing costs to property owners and ensuring that OSS are properly maintained to reduce risks to public health. | Cost: Reduced by the cost of one inspection per year (\$300-\$600). Who is impacted: Owners of proprietary OSS (for example aerobic treatment units, subsurface drip systems, etc). | Voluntary substantive |
| 46 | 13.60.030 | Established requirements for operation and maintenance at time of sale | Changes time of sale inspection expiration from 6 months to 12 months, provided that the property has not been transferred since the most recent inspection. | We've heard lots of different thoughts about this proposal. Some people think it is best to keep the time of sale expiration at 6 months, and some think it is best to extend the expiration to 12 months. We've decided to extend it to 12 months to better align with WAC 246-272A, providing consistency across county lines, while ensuring that good information is provided to buyer about performance of OSS. We also heard that if the property is sold multiple times within 12 months, a new inspection should be performed to make sure that the information in the report is current. We have incorporated this into the code revision proposal. | Cost: No anticipated impacted. Who is impacted: Owners of properties with OSS who are selling the property and OSS maintainers performing OSS inspections. | Voluntary substantive |

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| 47 | 13.64.010 Table 64-1 | Specifies minimum treatment levels for design of repair and replacement OSS. | Corrects greater than or equal to symbols in Vertical Separation column. Adds bacteria level requirements. | Corrects error from 2009. Bacteria level requirements are required to comply with revised WAC 246-272A. | Revision provides clarity but does not impact code implementation. | Mandatory cleanup, Mandatory substantive |
| 48 | 13.64.020 | Specifies approval process for building remodels when the building is served by an OSS. | Revises language from "provided, however" to "except that." | Revises ambiguous language. | Revision provides clarity but does not impact code implementation. | Voluntary cleanup |
| 49 | 13.64.020 | Specifies approval process for building remodels when the building is served by an OSS. | Remove evaluation criterion of the "useful life of the existing on-site sewage system disposal system" | Removes ambiguous language that causes inconsistency. Public Health will update policy about building application review to specify what conditions of the existing OSS will be evaluated and how inspectors will determine if a new OSS is required when a remodel or addition is proposed. | Cost: No anticipated impact. Who is impacted: Owners of properties served by OSS seeking to remodel their residence or alter their property. | Voluntary minor |
| 50 | 13.64.020 | Specifies that an applicant for a permit for change of use in a commercial structure shall obtain health department approval. | Adds language to clarify that this review is required for any change of use for a commercial property or from a residential to a commercial use. Adds specification that an application with an evaluation of anticipated wastewater strength must be submitted by a licensed OSS designer or professional engineer. | We've heard that it is a good idea to make sure that wastewater from commercial facilities is properly treated. This change clarifies process for evaluation and approval of commercial change of use to ensure that OSS can sufficiently treat the wastewater generated from the new commercial use. This is important for changes when more wastewater will be generated, such as when a real estate office becomes a daycare. This significantly reduces the risk of people coming into contact with raw sewage when an OSS fails on a commercial property and reduces on-going complications with the OSS. | Cost: Cost of change of use evaluation and application will be added to cost of starting a commercial establishment served by an OSS. The evaluation may also determine that an OSS upgrade is necessary prior to the change of use. The cost of repairs and failure corrections will decrease because the OSS will properly sized to treat the wastewater. Who is impacted: Property owners seeking to start or change a commercial establishment served by an OSS. | Voluntary substantive |
| 51 | 13.68.010 | Specifies pumper certification requirements | Adds miscellaneous sewage pumper classification. | Addresses process challenges in that some liquid waste pumpers did not fit into existing classifications. | Revision provides clarity but does not impact code implementation. | Voluntary minor |

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| 52 | 13.68.010 | Specifies pumper certification requirements | Adds specifications for OSS pumpers performing routine performance monitoring inspections of gravity OSS. | We've heard that property owners want pumpers to be able to perform inspections because it makes it easier to get routine inspections of gravity OSS because a pumper that is on site to pump the tank can also perform a general inspection. We also heard that the details of how we implement this are complicated, so we need to keep talking with certified professionals and property owners about how to The details of the inspection requirements will be determined through the Local Management Plan update process. | Cost: Reduced cost to property owners because certified professional who is pumping a gravity OSS may also perform routine inspection at the same time. Who is impacted: All owners of gravity OSS. This will also increase revenue-generating options for OSS pumpers. | Voluntary substantive |
| 53 | 13.68.020 | Establishes requirements for applying for liquid waste pumper certification. | Reorganizes the section and adds requirement for attestation that applicant will perform duties in compliance with codes and policies. | Adds clarity, reduces redundancy, changes language from passive to active. | Revision provides clarity but does not impact code implementation. | Voluntary cleanup |
| 54 | 13.68.030 | Establishes requirements for obtaining, maintaining, and renewing certification of competency for liquid waste pumper/hauler business owners and employees. | Adds requirements for proper evaluation of competency to perform preventative maintenance and monitoring of gravity OSS. | Ensures that OSS pumpers have the knowledge and expertise necessary to perform routine inspections of gravity OSS. | Cost: No anticipated impact. Who is impacted: Individuals seeking to become OSS pumpers. | Voluntary substantive |