

Summary of OWTS Manual Revisions

Pursuant to Board of Supervisors' direction received at the May 21, 2019, and at the June 4, 2019, Board meetings the following revisions are being proposed to the OWTS Manual. The May 21, 2019, revisions are designated with single strike out and single underline font and the June 4, 2019, revisions are designated with double strike out font.

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.
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~~ the professional listed in Table. 4.4.

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

4.8.1 OWTS Permits Required

- C. Replacement OWTS Permit. The following work requires a replacement OWTS permit:
4. The replacement of a dispersal system equal to or greater than ~~twenty-five~~ fifty percent of the total linear footage of the existing dispersal system.
- D. Repair OWTS Permit. The following work requires a repair permit:
3. The replacement or repair of ~~no more than twenty-five~~ up to fifty percent, on a cumulative basis, of the total linear footage of the existing dispersal system.

4.11 General Provisions

- L. ~~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.~~

6.4 New Structure on Developed Land

- A. New Dwelling Unit as a Reconstructed Dwelling. The reconstruction of an existing dwelling typifies this category.
 - 1. Either an existing code compliant septic system, pursuant to Section 6.7 is required; or
 - 2. A new code compliant septic system is required.
 - 3. A code compliant reserve replacement area is required, pursuant to Sections 4.11.A and 6.6.
- B. New Dwelling Unit as a Junior Accessory Dwelling Unit (JADU). An existing primary dwelling unit and the proposed construction of a new JADU typifies this category.
 - 1. Either an existing non-conforming septic system, pursuant to Section 6.8, is required; or
 - 2. An existing code compliant septic system, pursuant to Section 6.7, is required; or
 - 3. A new code compliant septic system is required.
- C. New Dwelling Unit as an Accessory Dwelling Unit (ADU). An existing primary dwelling unit and the proposed construction of a new ADU typifies this category. Construction of a new ADU could be a newly constructed structure or the conversion of an existing structure to a dwelling occupancy.

Applicant has the option to connect the ADU to the existing septic system serving the primary dwelling unit provided the existing septic system is code compliant and has capacity for the ADU waste flow or to construct a new code compliant septic system for the ADU. This category may also include a bedroom swap between the existing primary dwelling and the proposed ADU.

- 1. Increase in Bedrooms
 - a. The primary dwelling shall have an existing code compliant septic system, pursuant to section 6.7, which has sufficient capacity to treat and dispose the added wastewater flow associated with the proposed ADU; or
 - b. The applicant shall provide a new code compliant system for the ADU.
 - c. A code compliant reserve replacement area is required for the primary dwelling unit, pursuant to Sections 4.11.A and 6.6.
 - d. A code compliant reserve replacement area is required for the ADU, pursuant to Sections 4.11.A and 6.6.

2. Bedroom Swap

- a. The primary dwelling shall have an existing non-conforming septic system, pursuant to section 6.8, provided no increase in the number of bedrooms or waste flow can be demonstrated.

~~b. A code compliant reserve replacement area is required for the primary dwelling unit and ADU, pursuant to Sections 4.11.A and 6.6.~~

- D. New non-bedroom accessory structure to an existing dwelling unit on developed land typifies this category. This category is not a dwelling unit. Examples of structures accessory to dwelling units include, but are not limited to, garages, barns, storage buildings, workshops, pool houses, art studios, exercise rooms and swimming pools. This category has two sub-categories: those with plumbing and those without plumbing.

1. Accessory Structures with Plumbing:

- a. An existing non-conforming septic system, pursuant to section 6.8, is required.

- b. The applicant shall provide documentation that the proposed plumbing does not represent an increase in wastewater flow to the existing septic system.

~~c. A reserve replacement area shall be evaluated or required for the primary dwelling unit, pursuant to section 6.6 and Sections 4.11.A and 6.6.~~

2. Accessory Structures without Plumbing:

- a. An existing non-conforming septic system, pursuant to section 6.9, is required.

~~b. A reserve replacement area shall be evaluated or required for the primary dwelling unit, pursuant to Sections 4.11.A and 6.6.~~

- E. New guest house, with one or more additional bedrooms, accessory to an existing dwelling unit on developed land typifies this category. This category is not a dwelling unit.

Applicant has the option to connect the guest house to the existing septic system serving the primary dwelling unit provided the existing septic system is code compliant and has capacity for the guest house waste flow or to construct a new code compliant septic system for the guest house. This category may also include a bedroom swap between the existing primary dwelling and the proposed guest house.

1. Increase in Bedrooms:

- a. The primary dwelling shall have an existing code compliant septic system, pursuant to section 6.7, which has sufficient capacity to treat and dispose the added wastewater flow associated with the proposed guest house; or

- b. The applicant shall provide a new code compliant system for the new guest house.

- c. A code compliant reserve replacement area is required for the primary dwelling unit, pursuant to Sections 4.11.A and 6.6.

- d. A code compliant reserve replacement area is required for the guest house, pursuant to Sections 4.11.A and 6.6.

2. Bedroom Swap:

- a. The primary dwelling shall have an existing non-conforming septic system, pursuant to section 6.8, provided no increase in the number of bedrooms or waste flow can be demonstrated.

~~b. A reserve replacement area shall be evaluated or required for the primary dwelling~~

~~unit, pursuant to Sections 4.11.A and 6.6.~~

6.5 Building Improvements to an Existing Structure

A proposed addition, interior improvement or tenant improvement to an existing structure typifies this category. This category has two sub-categories: those that increase the occupancy loading (bedroom addition) and/or increase the wastewater flow or strength typifies this category and those that do not increase the occupancy loading (bedroom addition) and/or do not increase the wastewater flow typifies this category.

A. Building Improvements that increase occupancy and/or wastewater:

1. An existing code compliant septic system, pursuant to section 6.7, and which has sufficient capacity to treat and dispose of the increase in wastewater flow or strength is required; or,
2. A new code compliant system for 100 percent of the wastewater flow is required.
3. A code compliant reserve replacement area is required for the primary dwelling unit, pursuant to Sections 4.11.A and 6.6.

B. Building Improvements that do not increase occupancy and/or wastewater:

1. An existing non-conforming septic system, pursuant to Section 6.8, is required.
- ~~2. For proposed additions which increase the building footprint, a reserve replacement area shall be evaluated or required for the primary dwelling unit, pursuant to Sections 4.11.A and 6.6.~~

6.6 Reserve Replacement Area

- A. Table 6.6 summarizes when a code compliant reserve replacement area is required and when a reserve replacement area is to be evaluated. ~~For OWTS Manual Sections that indicate "Land Enc" reserve replacement areas shall be evaluated or required depending on the amount of land encumbrance and whether or not the proposed building permit increases the percent land encumbrance above 50 percent. A "Yes" entry indicates a code complaint reserve replacement area is required. A "Land Enc" entry indicates the building permit application will be evaluated for additional land encumbrance. Depending on the result, as discussed below, a code compliant reserve replacement area shall be required or shall be evaluated.~~

Table 6.6

Reserve Replacement Area Required or Evaluated

OWTS Manual Section	Evaluate Reserve Replacement Area	Code Compliant Reserve
6.3.A	No	Yes
6.4.A	No	Yes
6.4.B	No	No
6.4.C	No	Yes
6.4.D	Land Enc	Land Enc
6.4.E.1	No	Yes
6.4.E.2	Land Enc	Land Enc
6.5.A	No	Yes
6.5.B	Land Enc	Land Enc

1. The percent land encumbrance shall be determined. The percent land encumbrance is determined by dividing the encumbered land area by the total land area of the subject parcel. Development within an existing encumbrance shall not be counted twice. For example, a structure's footprint within a well setback shall not be added to the encumbered land area.
2. When the building permit application creates ~~there is~~ fifty percent or less land encumbrance, the proposed building permit project shall be evaluated to ensure it does not adversely affect the reserve replacement area.
3. When the building permit application creates ~~there is~~ greater than fifty percent land encumbrance, the reserve replacement area shall be required.

6.9 Findings Report

D. The type of Findings Report required by building project type follows:

3. Building Improvements with:
 - a. Increase in Flow or Strength require Tier 3 Findings Report
 - b. No increase in flow or strength require a ~~Tier 2~~ Tier 1 Findings Report