

On-Site Rule Revision Issue: Inspections WAC 246-272A-0260

Problem Statement

Inspection procedures associated with property transfers need to be established per the recommendation from the ORRC regarding Property Transfer Inspections (PTI). These procedures are meant to establish minimum standards of practice associated with PTI. Moreover, inspections that satisfy the requirement for owners to assure that their OSS are evaluated routinely (per section -0270) also lack minimum standards.

By establishing well-defined minimum statewide inspection procedures, public health protection will benefit through consistently applied inspection practices.

Options

Revise section -0260.

Pros/Cons

Pros

- Greater oversight of service providers
- Establishing a minimum standard of inspection practices
- Greater public health protection knowing standards have been met
- OSS owners have more assurance that standards have been met

Cons

- Administrative costs to LHJs
- Potential to create regulation that limits options of LHJs
- Adhering to inspection standards could delay real estate transactions

Recommendations to Consider

The Policy Subcommittee and the Technical Subcommittee voted to approve the following language.

RED – deletions **Blue** – additions to existing rule language

WAC 246-272A-0260

Inspection.

(1) For all activities requiring a permit, the local health officer shall:

(a) Visit the OSS site during the site evaluation, construction, or final construction inspection;

(b) Either inspect the OSS before cover or allow the designer of the OSS to perform the inspection before cover if the designer is not also named as installer of the system.

(c) Keep the record drawings on file, with the approved design documents.

(2) During ~~The person responsible for~~ the final construction inspection, ~~shall assure the local health officer or the designer of the OSS must confirm~~ the OSS meets the approved design.

(3) A routine evaluation that satisfies the OSS owner's responsibility as required in WAC 246-272A-0270(d) or property transfer inspection shall, at a minimum:

(a) inspect and evaluate the status of all sewage tanks including baffles, tank contents (water level, scum, sludge, and solids), water tightness, venting, and general structural condition;

(b) inspect and evaluate the status of all lids, accesses, and risers;

(c) inspect and evaluate the OSS and reserve area for any indicators of system failure or conditions that may impact system function, operation or repair;

(d) inspect and evaluate any other components (such as distribution boxes) that are accessible;

(e) review the record drawing and related documents, if they exist, including previous reports to ensure the system is operating as designed; and

(f) include an evaluation of any proprietary products following the procedures in the O&M section of the accepted operations manual (or equivalent document) associated with those products.

(4) Evidence of a routine evaluation as required in WAC 246-272A-0270(d) or property transfer inspection shall be documented in a report, including at a minimum:

(a) all applicable information from (3) of this subsection;

(b) the address of the property served by the OSS;

(c) the date of the inspection;

(d) the permitted type and design flow for known OSS;

(e) verification that the record drawing is accurate, if it exists, or provide an OSS site plan showing the location of all system components relative to structures and prominent site features.