

**(Effective until April 1, 2025)**

**WAC 246-272A-0270 Operation, monitoring, and maintenance—Owner responsibilities.** (1) The OSS owner is responsible for operating, monitoring, and maintaining the OSS to minimize the risk of failure, and to accomplish this purpose, shall:

(a) Obtain approval from the local health officer before repairing, altering or expanding an OSS;

(b) Secure and renew contracts for periodic maintenance where required by the local health jurisdiction;

(c) Obtain and renew operation permits if required by the local health jurisdiction;

(d) Assure a complete evaluation of the system components and/or property to determine functionality, maintenance needs and compliance with regulations and any permits:

(i) At least once every three years for all systems consisting solely of a septic tank and gravity SSAS;

(ii) Annually for all other systems unless more frequent inspections are specified by the local health officer;

(e) Employ an approved pumper to remove the septage from the tank when the level of solids and scum indicates that removal is necessary;

(f) Provide maintenance and needed repairs to promptly return the system to a proper operating condition;

(g) Protect the OSS area and the reserve area from:

(i) Cover by structures or impervious material;

(ii) 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;

(iii) Soil compaction, for example by vehicular traffic or livestock; and

(iv) Damage by soil removal and grade alteration;

(h) Keep the flow of sewage to the OSS at or below the approved operating capacity and sewage quality;

(i) Operate and maintain systems as directed by the local health officer;

(j) Request assistance from the local health officer upon occurrence of a system failure or suspected system failure; and

(k) 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.

(2) Persons shall not:

(a) Use or introduce strong bases, acids or chlorinated organic solvents into an OSS for the purpose of system cleaning;

(b) Use a sewage system additive unless it is specifically approved by the department; or

(c) Use an OSS to dispose of waste components atypical of sewage from a residential source.

[Statutory Authority: RCW 43.20.050. WSR 05-15-119, § 246-272A-0270, filed 7/18/05, effective 7/1/07.]

**(Effective April 1, 2025)**

**WAC 246-272A-0270 Operation, monitoring, and maintenance—Owner responsibilities.** (1) The OSS owner is responsible for operating, monitoring, and maintaining the OSS to minimize the risk of failure, and shall:

(a) Request assistance from the local health officer upon occurrence of a system failure or suspected system failure;

(b) Obtain approval from the local health officer before:

(i) Repairing, altering, or expanding an OSS as required by WAC 246-272A-0200; or

(ii) Before beginning the use of any newly constructed OSS;

(c) Secure and renew contracts for periodic maintenance if required by the local health jurisdiction;

(d) Obtain and renew operation permits if required by the local health jurisdiction;

(e) Obtain an inspection, as required in WAC 246-272A-0260(5), by a maintenance service provider authorized by the local health officer of all OSS and property to determine functionality, maintenance needs and compliance with this chapter and local rules, and any permits:

(i) At least once every three years, unless more frequent inspections are specified by the local health officer, for all OSS consisting solely of a sewage tank and gravity SSAS;

(ii) Annually for all other OSS unless more frequent inspections are specified by the local health officer;

(iii) Submit the results of the inspection to the local health jurisdiction, using a form approved by the local health officer and in compliance with WAC 246-272A-0260(5);

(f) Employ an approved pumper to remove the septage from the tank when the level of solids and scum indicates that removal is necessary;

(g) Provide ongoing maintenance and complete any needed repairs to promptly return the OSS to a proper operating condition;

(h) Protect the OSS area and the reserve area from:

(i) Cover by structures or impervious material;

(ii) 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;

(iii) Soil compaction. For example by vehicular traffic or livestock; and

(iv) Damage by soil removal and grade alteration.

(i) Keep the flow of sewage to the OSS at or below the approved operating capacity and sewage quality;

(j) Operate and maintain OSS as directed by the local health officer; and

(k) At the time of property transfer:

(i) Provide to the buyer, all available OSS maintenance and repair records in addition to the completed seller disclosure statement in accordance with chapter 64.06 RCW for residential real property transfers;

(ii) Beginning February 1, 2027, obtain an inspection, as required in WAC 246-272A-0260(5), by a third-party inspector authorized by the local health officer. The local health officer may:

(A) Remove the requirement for an inspection at the time of property transfer if the local health jurisdiction has evidence that the OSS is in compliance with (e) of this subsection and the OSS was inspected by a third-party inspector authorized by the local health officer;

(B) Verify the results of the property inspection for compliance with WAC 246-272A-0260; and

(C) Require additional inspections and other requirements not listed in WAC 246-272A-0260;

(iii) Beginning February 1, 2027, obtain an inspection of proprietary treatment products per the product manufacturer recommendations, as required in WAC 246-272A-0260, by a third-party inspector authorized by the local health officer. The local health officer may:

(A) Remove the requirement for an inspection at the time of property transfer if the local health jurisdiction has evidence that the OSS is in compliance with (e) of this subsection and the OSS was inspected by a third-party inspector authorized by the local health officer;

(B) Verify the results of the property inspection for compliance with WAC 246-272A-0260; and

(C) Require additional inspections and other requirements not listed in WAC 246-272A-0260;

(iv) Submit the results of the inspection, and any additional information or reports required by the local health officer, to the local health jurisdiction, using an inspection report form approved by the local health officer. The local health officer may require a compliance schedule for repair of a failure discovered during the property transfer inspection.

(2) A person may not:

(a) Use or introduce strong bases, acids, or chlorinated organic solvents into an OSS for the purpose of system cleaning;

(b) Use an OSS additive unless it is specifically approved by the department;

(c) Use an OSS to dispose of waste components atypical of sewage from a residential source; or

(d) Use any remediation process or activity unless it is approved by the local health officer and is in compliance with WAC 246-272A-0278.

[Statutory Authority: RCW 43.20.050(3), 43.20.065, chapters 70A.105 and 70A.110 RCW. WSR 24-06-046, § 246-272A-0270, filed 3/1/24, effective 4/1/25. Statutory Authority: RCW 43.20.050. WSR 05-15-119, § 246-272A-0270, filed 7/18/05, effective 7/1/07.]