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12.70.010 Purpose. (a) Kittitas County has found that future storm water drainage problems may be reduced or avoided if future developers, both private and public, provide for storm and surface water drainage of their respective properties. Storm water management standards and guidelines are set forth to protect life and property from loss and damage by flooding, to protect streams, creeks, and lakes from pollution and excessive flows.

(b) The following storm water management standards and guidelines are intended to reduce and prevent adverse storm water impacts. They represent the minimum design standards for the construction of storm water facilities and stream channel improvements within Kittitas County. Compliance with these standards does not relieve the designer, owner or developer of the responsibility to apply conservative and sound professional judgment to protect the health, safety and welfare of the general public. Special site conditions and environmental constraints and considerations may require a greater level of protection than would normally be required under these standards. (Ord. 95-2 (part), 1995).

12.70.020 Definitions. (a) "Biofiltration" means vegetative devices used to reduce water velocity to filter out suspended solids and related pollutants.

(b) "Detention facilities" means water control structures or devices that restrict flow and provide temporary storage.

(c) "Hydraulics" means the physical science and technology of static and dynamic behavior of fluid such as water.

(d) "Hydrology" means the scientific study of the properties, distribution and effects of water with the atmosphere, earth surfaces and in soils and rocks.

(e) "Infiltration" means the passage of water through the soil surface and lower profile.

(f) "Impervious surfaces" means any surface which cannot be effectively penetrated by water such as asphalt, roof tops and compacted soils.

(g) "One-hundred-year discharge" means the volume of water measured in cubic feet per second (CFS) released from a stream or structure from a one-hundred-year storm event.

(h) "Retention facilities" means water control structures or devices that hold and store water.

(i) "Storm water" means rain that flows off the surface of the land without entering the soil.

(j) "Twenty-four-hour storm" means a rain storm measured in terms of a twenty-four-hour duration.

(k) "'X' year storm" means a storm representing an intensity of magnitude that could recur as follows:

Storm	Average Recurrence During 100 Years
2-Year	50 times
10-Year	10 times
25-Year	4 times
50-Year	2 times
100-Year	1 time

(Ord. 95-2 (part), 1995).

12.70.030 When storm water plan or storm water review is required. All development proposals will be evaluated based on location, size, existing runoff conditions, topography and nearest downstream tributary. Storm water plans will be required for those development proposals which demonstrate a potential for significant storm water impacts. Specific review requirements will be addressed under administrative rules. (Ord. 95-2 (part), 1995).

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The following development actions are exempted from a storm water review except in extreme circumstances where significant impacts are anticipated.

- (1) Residential building permits;
- (2) Zoning variances.

Any appeal of the director's determination of the applicability of drainage plan requirements shall be to the board of Kittitas County commissioners as provided in KCC 12.70.130. (Ord. 95-2 (part), 1995).

12.70.050 General requirements. All persons proposing land development and/or approvals as outlined in KCC 12.70.030 shall provide a storm water plan for surface water flows entering, flowing within and leaving the subject property. The plan is to conform to the following standards and requirements:

(1) The Kittitas County director of public works may require plans for storm drainage and detention facilities to be prepared by a registered civil engineer currently licensed by the state of Washington and qualified by experience and education in the field of hydraulics, hydrology, or a closely related field. Storm water plans or revisions to any approved plan shall be reviewed and approved by the public works department prior to any construction.

(2) On-site storm water improvements must be sufficient to mitigate impacts due to flooding, erosion, sedimentation or pollution.

(3) All drainage system elements must provide for adequate maintenance and accessibility at all times. Storm water facilities shall be designed to eliminate interference from underground utilities and from conditions which exceed design loads for any pipe or other structural element.

(4) The designer of any storm water element shall consider system reliability in terms of layout, specifications of materials and methods of installation.

(5) The impact of a system failure should be analyzed both in terms of on-site and off-site effects. The impacts may be to adjacent proper-

ties or to elements of the public drainage system or other private systems.

(6) No drainage originating inside of a building or structure shall be connected to the storm water or surface water systems.

(7) Developer shall meet all other applicable laws for water quality prior to discharge to any wetland, stream, or lake.

(8) Developers are encouraged to be innovative and give high priority to fish, wildlife, plant materials and related total resource management systems. (Ord. 95-2 (part), 1995).

12.70.060 Basic requirements. (a) Discharge at Natural Location. All surface and storm water runoff from a proposed development that would construct new or modify existing drainage facilities should be discharged at the natural location and not be diverted onto or away from the adjacent downstream property. Diversions may be allowed if it corrects an existing problem.

(b) Tributary Area Analysis. Proposed developments should identify the upstream tributary drainage area and provide an analysis of the pre-existing drainage volume and quality and an analysis of the impact of the proposal on the drainage system.

(c) Proposed projects must control the peak rate runoff to not exceed the predevelopment peak rates for the site (existing condition). The methods of peak rate runoff control may include detention, retention and/or infiltration. On-site biofiltration in combination with infiltration systems is the preferred method for management of on-site storm water and shall be considered before transporting storm water off-site.

(d) For all proposed developments requiring a drainage conveyance system, the conveyance system must be analyzed, designed and constructed to handle existing off-site tributary flows and on-site storm water flows caused by development of the project.

(e) Developments involving clearing and grading and that propose new or to modify existing drainage facilities should include an erosion/sedimentation control plan providing

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measures to prevent sediment-laden runoff from leaving the site during construction. Erosion/sedimentation control may be achieved by structural control measures (sediment trap or pond), covers (mulch, sodding, plastic covering) and/or construction practices (filter fabric, quarry rock driveway pads).

(f) Maintenance and operation of all private storm water facilities is the responsibility of the property owner or a properly formed homeowners association and shall be done in compliance with Kittitas County maintenance standards.

(g) For the construction or modification of any storm water facility other than roadside ditches, the applicant shall be required to have a construction bond. The construction bond shall be posted prior to beginning construction. The bond shall be in an amount sufficient to cover the cost of work on or off the site. (Ord. 95-2 (part), 1995).

12.70.070 Drafting standards and contents. The storm water plan shall be prepared in conformance with KCC 12.10.080. (Ord. 95-2 (part), 1995).

12.70.080 Design criteria. (a) Runoff Control.

(1) Developments shall be designed and constructed to provide control of the quality and quantity of storm water runoff both during and after construction. Erosion and sedimentation control plans shall be submitted and approved by the public works department prior to the beginning of any construction. Peak discharge control and detention facilities shall be provided in accordance with the development standards. Biofiltration, oil/grease separation devices or other pollution control mechanisms are to be installed prior to occupancy and relapse of any performance securities held by the county.

(2) The on-site drainage system including conveyance, flow restriction, detention, pollution control, and emergency overflow elements must be properly designed and sized to handle runoff from the site and conveyance through the site. The design should be carefully analyzed for potential problems, flow impedi-

ments, construction or maintenance difficulties, and potential erosion or other property damage.

(3) Allowable Release Rates.

(A) The peak discharge rate from the road right-of-way or from the total subdivided property shall not exceed 0.2 cfs per acre for site of five acres or less.

(B) For sites with tributary basins greater than five acres or sites less than five acres in area which are deemed to have significant impacts due to runoff quantity shall be limited to the predevelopment peak runoff for a "two-year" storm. Peak runoff rate shall be computed using the Soil Conservation Service TR-55 method, modified Santa Barbara Urban Hydrograph Method or other approved models.

(C) Storm water detention facilities shall be provided to store all surface water runoff in excess of the allowable peak discharge in accord with provisions for "detention facilities" of these standards up to the "one-hundred-year" discharge or meet the design criteria in subsection (b)(7) of this section.

(4) Oil Separation Devices. Whenever paved parking is provided for more than twenty vehicles, or any paved parking or access roadway drains to an open waterway or stream, an oil/grease separation device shall be installed by the developer. The device shall be constructed and installed consistent with current state of the art requirements. It shall be located at a point where it can be easily maintained and where it will intercept floating contaminants flowing off road surfaces, parking lots, and other sources of pollutants. Selection and sizing of oil separation device type shall be subject to approval of the director of public works. The applicant should consider the use of vegetative or other natural filtration means. Effluent discharges from any oil removal treatment device to the storm sewer or surface water system shall be in compliance with State Department of Ecology regulations for discharge to storm drains or surface waters.

(A) Oil separators discharging to a storm water system or directly to a waterway require approval from the Department of Ecology.

(B) All storm water must enter the separator through an inlet pipe, unless the sepa-

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rator is an integral part of an approved catch basin.

(C) The property owner assumes full responsibility and liability for proper maintenance and operation of the oil separator, unless the separator is a part of a publicly-operated drainage system.

(D) Access to the separator shall be maintained for inspection at all times.

(E) Oil accumulation in the oil separator compartment shall not exceed three inches at any time.

(F) Following oil removal the separator shall be backfilled with clean water to prevent oil carry-over to clear well.

(G) Waste oil accumulations removed from the separator shall be disposed of in an acceptable manner and shall not be disposed or discharged to the ground water, storm drains, or streams.

(H) Design of an oil separator facility shall be based upon flows from an approved detention system over the area contributory to the oil separator and provision of one hour retention time in the oil separator at that flow. In addition the oil separator must be designed with a depth to width ratio of between 0.3 and 0.5.

(5) Erosion and Siltation Control. In addition to catch basins, measures such as suggested in KCC 12.70.060(e) should be provided as necessary during and after construction to prevent erosion and to prevent silt from being carried off-site and/or into receiving bodies of water.

(b) Detention Facilities.

(1) All storm water runoff originally from and/or drainage to any proposed development shall be controlled and/or conveyed in accordance with all county standards and policies and as described in these standards. When existing conditions make storm water detention impossible for a portion of a site, in lieu of providing detention for such an area, at the discretion of the director of public works, compensatory storage volume and reduction of allowable release rates may be provided on another portion of the site. In no case shall the runoff from the total site exceed the allowable release rate.

(2) The storm water detention requirement may be waived at the discretion of the director of public works when a direct discharge of "one-hundred-year" or greater capacity in conjunction with pollution control to a major receiving body such as Yakima, Teanaway and Columbia Rivers and Keechelus, Kachess and Cle Elum Lakes is provided. Said control or conveyance of storm water runoffs shall be shown on a drainage plan which shall be prepared by the developer's licensed engineer and shall be submitted for review and approval by the public works department.

(3) The storm water detention requirement may be waived at the discretion of the public works director if the volume of storage calculated for that development is less than two hundred fifty cubic feet and if the site has no environmental, hydraulic, or hydrologic constraints which must be mitigated by providing storage.

(4) Prior occupancy of any single phase of a phased development, storm drainage facilities should be completed and operational to provide runoff control, detention, and water quality treatment for the phase for which occupancy is requested.

(5) Storm water detention systems shall be designed to maximize reliability, ease of maintenance, and water quality of runoff and shall minimize hazards to persons or property (both on-site and off-site), nuisance values, and risk of failure.

(6) Sufficient detention storage capacity shall be provided to store the excess runoff from the developed site during a storm event having a probability of occurrence commonly known as the "one-hundred-year storm". A non-erosive overflow path shall be provided from each detention facility to protect adjacent property from damage.

(7) Detention basin performance shall be such that discharge from the development area meets the following criteria:

(A) Fifty percent of the predevelopment two-year peak release rate for the two-year developed design storm.

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(B) The predeveloped twenty-five-year peak release rate for the twenty-five-year development design storm.

(8) Sizing. In calculating the storage volume provided, "dead storage" in wet ponds shall be excluded, i.e., that volume of water which must be assumed to be present in the detention system at the commencement of the design storm. Any volume at a level below that of the outfall invert must be presumed to be dead storage, e.g. catchments.

(9) Permanent pond surface area should equal two percent of the catchment area for residential and three percent of the catchment for commercial. Volume should be equal to the volume generated from two-thirds of the two-year, twenty-four-hour storm.

(10) Controlled Overflow Requirements. All detention storage facilities should include a provision for control of overflows, and suitable data shall be provided to support the design. Under no circumstances should the overflow be overland to public right-of-way or over private property not included as part of the development without a recorded easement.

(11) Site, Soil and Infiltration Data Requirements for Calculating Effective Infiltration Rates to Reduce Storage Requirements.

(A) General Data Requirements.

(i) The proposed site should have favorable topography to preclude high runoff rates. Engineering calculations shall be included with any submittal to show that there will be no adverse impacts due to the reduced storage. Such adverse impacts may include but not be limited to, increased frequency of overflows.

(ii) A log of the soils and infiltration test data should be submitted to reveal site soil conditions and infiltration rates.

(iii) An adequate number of test holes should be located over the proposed site to substantiate representative conditions for the final layout of the development, and as a minimum condition, test holes shall be located in each area and at the elevation proposed for infiltration.

(iv) Ground water depth, location, flow and general characteristics shall be considered.

(v) Impervious strata shall be at a depth greater than two feet below the bottom of the proposed infiltration area.

(B) Soil Data Requirement. A soil log may be required to describe soil type and depth along with a site map showing the location of each test hole. Classification may be in general terms such as loose sand, sandy silt, clay hardpan, rock, etc. or classification may be in specific terms as described by the U.S. Department of Agriculture. The soil log should include the depth to ground water table. (Ord. 95-2 (part), 1995).

12.70.090 Review and approval of plan.

(a) The storm water plan and supporting calculations will be reviewed by the public works department using the department's construction plan review procedures in coordination with all other county land development and/or permit review procedures. The county's review and approval of the storm water plan shall not relieve the applicant, owner and/or designer of liability for errors or omissions in the design of storm drainage facilities.

(b) All storm water plans prepared in connection with any of the permits and/or approvals listed in KCC 12.70.030 shall be submitted for review and approval to the public works department.

(c) Any applicant or property owner proposing an action that may require a storm drainage plan may request a preliminary review of the proposal by the director and a determination of the need for a drainage plan pursuant to KCC 12.70.030 and 12.70.040. (Ord. 95-2 (part), 1995).

12.70.100 Bonds and liability insurance.

(a) The construction of storm drainage facilities requires financial guarantees in accordance with KCC 12.10.100.

(b) The owner or person constructing the storm water facility shall maintain a liability policy during the construction period with pol-

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icy limits of not less than one hundred thousand dollars per individual; three hundred thousand dollars per occurrence; fifty thousand dollars property damage, which shall name Kittitas County as an additional insured without cost to the county. Coverage shall be continued by the developer in the same amounts until such facilities are accepted by the county as provided in KCC 12.70.120. (Ord. 95-2 (part), 1995).

12.70.110 Standard storm water system maintenance. Maintenance of storm water facilities on private property shall be the responsibility of the owner(s), unless otherwise provided for under KCC 12.70.120. This responsibility and the provision for maintenance shall be clearly stated on subdivision and short plat plans, property conveyance documents, and/or drainage improvement plans. In the event the owner(s) does not provide property maintenance and the director of public works determines the storm water facility represents a public safety threat the director will give thirty-day notice to the owner(s) to correct the deficiencies. If the deficiencies are not corrected within thirty days the county may enter upon the property to perform the necessary maintenance at the owner(s) expense. This provision for access will be included as a provision of plat or plan approval. (Ord. 95-2 (part), 1995).

12.70.120 County assumption of maintenance. Upon petition of the owner(s), Kittitas County with approval of the Kittitas County board of commissioners, may assume the maintenance of retention/detention facilities if all of the following conditions are met:

- (1) All of the requirements of KCC 12.70.070 "Drafting Standards and Contents" and KCC 12.70.080 "Design Criteria" have been fully complied with;
- (2) The facilities have been inspected and approved by the public works director;
- (3) All necessary easements entitling the county to properly maintain the facility have been conveyed to the county; and
- (4) It is recommended by the public works director that the assumption of maintenance

would be in the best interests of the county. (Ord. 95-2 (part), 1995).

12.70.130 Appeal procedure. In the event of a determination by the director that storm water plans are required, the applicant shall have the right to have the determination reviewed by the Kittitas County board of commissioners or the owner may make corrective provisions to the project as necessary. Denial by the board shall leave the owner with the choice of correcting the project as suggested by the county or appeal through the judicial process. (Ord. 95-2 (part), 1995).

12.70.140 Variances. Variances from these storm water standards and guidelines may be requested by the applicant in accordance with KCC 12.10.090. (Ord. 95-2 (part), 1995).

12.70.150 Retroactivity relating to county maintenance of subdivision facilities. Any owner who has constructed retention/detention facilities prior to the adoption of these storm water standards and guidelines may petition for the county to assume maintenance of the constructed facilities. If it is determined to be in the overall interest of the general public, the county, upon approval by the Kittitas County board of commissioners, may assume the maintenance of the constructed facilities provided all of the following conditions are met:

- (1) The owner shall demonstrate, to the public works director's satisfaction, that approved plans and constructed facilities substantially comply with these storm water standards and guidelines;
- (2) The owner shall provide as-built plans, prepared to county standards, for all constructed facilities; and
- (3) The director shall inspect the storm water facilities and approve and acknowledge that all conditions for accepting maintenance responsibility have been met. (Ord. 95-2 (part), 1995).

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Chapter 13.04

ON-SITE SEWAGE
DISPOSAL SYSTEMS¹

Sections:

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13.04.300 Health emergency.

13.04.310 Violation – Penalty.

13.04.010 Definitions. For the purposes of this chapter, the following terms shall be defined as follows:

(1) "Approved" means acceptable by the health officer.

(2) "Building sewer" means that portion of the on-site sewage disposal system from the septic tank back to within five feet of the premises foundation.

(3) "Comprehensive Environmental Health Fee Schedule (CEHFS)" means the comprehensive environmental health fee schedule passed by the county board of health June 3, 1974, amended March 15, 1976, and May 16, 1977, or hereafter amended.

(4) "Cover" means fill material that is used to cover a subsurface disposal area.

(5) "Department" means the county health department.

(6) "Fill" means soil materials that have been displaced from their original location.

(7) "Groundwater" means the subsurface water occupying the zone of saturation, commonly referred to as the water table.

(8) "Health officer" means the duly appointed health officer of the county health department or his/her authorized representative.

(9) "On-site sewage disposal system (OSDS)" means any system of trenches, piping, treatment devices, or other facilities that convey, store, treat, or dispose of sewage on the property where it originates or on adjacent or nearby property where the system is not connected to a public sewer system.

(10) "Person" means any individual, corporation, company, association, society, firm, partnership, joint stock company, or any branch of state or local government.

(11) "Premises" means the building and accompanying land of a lot, tract, or parcel.

(12) "Public sewer system" means a sewage system which is owned or operated by a city, town, municipal corporation, county, political subdivision of the state, or other approved ownership consisting of a collection system and necessary trunks, pumping facilities, and a means of final treatment and disposal and which

1. For statutory provisions regarding sewerage, water and drainage systems in counties generally, see RCW Ch. 36.94. Prior history: Ord. 71-1.

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is under permit from the State Department of Ecology.

(13) "Secretary" means the secretary of the State Department of Social and Health Services or his/her authorized representative.

(14) "Septic tank" means a watertight receptacle which receives the discharge of sewage from a building sewer, and is designed and constructed so as to permit the separation of settleable and floating solids from the liquid, providing detention and digestion of the organic matter, prior to discharge of the liquid portion.

(15) "Sewage" means the water-carried human or household waste from residences, buildings, industrial and commercial establishments, or other places, together with such groundwater infiltration, and other waste as may be present.

(16) "Subdivision" means a division of land, as defined in RCW Chapter 58.17 or as hereafter amended.

(17) "Surface water" means any body of water whose top surface is exposed to the atmosphere, including a flowing body as well as a pond or lake. (Vol. 6, p. 697 § 2, 1979).

13.04.020 Applicability. (a) These regulations shall not apply to a new OSDS or repair of an existing OSDS for which a permit was issued prior to the effective date of these rules and regulations.

(b) These regulations shall not apply to facilities constructed or operated in accordance with a permit issued by the State Department of Ecology or where they may be in conflict with RCW Chapter 90.48. (Vol. 6, p. 697 § 3, 1979).

13.04.030 Permit - Requirements. (a) No person shall install a new OSDS, nor perform alterations, extensions, or relocations of an existing OSDS without a valid permit issued by the health officer. Permits for alterations or repairs shall be so identified. Application for a permit shall be made in writing to the health officer in a manner prescribed by and on forms supplied by the health officer. All permits expire one year from the date of issue. Expired permits may be renewed by the health officer if no changes in design, location, or other factors

are necessary to meet the requirements of these rules and regulations.

(b) Permits are not transferable from person to person or property to property.

(c) The permit application for a new OSDS shall be a two-step process with separate fees for each step. These steps are as follows:

(1) Step 1. A preapplication (site evaluation) to include the following:

(A) The name of the person requesting the review,

(B) The name of the intended occupant,

(C) The assessor's parcel number,

(D) The current address of the intended occupant,

(E) The general property location,

(F) The nature of premises to be served,

(G) A sketch showing the property configuration, dimensions, slope percentage, slope direction, and the location of all water sources, on-site sewage disposal systems, creeks, ditches, drainageways, and trees (including varieties) within three hundred feet of the premises, the location of all driveways, water lines, easements, and other structures within three hundred feet of the proposed OSDS.

(H) Payment of the preapplication fee as determined by the CEHFS;

(2) Step 2. A permit (to install) application to include the following:

(A) Name of the person to whom the permit is to be issued,

(B) Name of the intended occupant,

(C) Current address of the intended occupant,

(D) Assessor's parcel number,

(E) General property location,

(F) Number of intended permanent occupants,

(G) Maximum number of anticipated occupants including visitors,

(H) Number of bedrooms or waste generating fixtures (sinks, garbage disposals, water softeners, etc.) of the proposed structure,

(I) Type of system proposed (conventional, hybrid, or alternative).

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(J) Person to do installation,

(K) Depth to seasonal high groundwater including how this was determined,

(L) Corrections necessary to control surface or groundwater if needed,

(M) A statement if any and to what degree removing or grading of soil is to be done in the disposal area,

(N) Any percolation test data including the date of the tests and by whom the tests were done,

(O) A soil log dug to a depth of seven feet within twenty-five feet of the proposed disposal area with a detailed description of the soils found, including texture, structure, color, depth of each horizon, mottling, depth of root penetration, and other information as may be deemed necessary by the health officer,

(P) A detailed design of the proposed OSDS including the following:

(i) Topography of the lot and the lot drainage characteristics

(ii) Configuration of the property and dimensions

(iii) Distances of the proposed OSDS to domestic water supplies, surface waters, banks, cuts, property boundaries, structure locations, trees (varieties), shrubs, public sewer systems, or other improvements

(iv) A communication from the county building department that the proposed land use meets applicable zoning and other codes, regulations, and ordinances

(v) Longitudinal and cross-sectional drawings or typical disposal areas including all dimensions requested by the health officer

(vi) Payment of the permit fee as determined by the CEHFS.

(d) A permit application for alteration or repair of an OSDS shall be accompanied by all information requested in subsection (c)(2) above. (Vol. 6, p. 697 § 10, 1979).

13.04.040 License - On-site sewage disposal system designer. (a) Any person designing an OSDS shall first obtain a license from the health officer. Said license shall be issued annually and expire one year from the date of issue. Said license shall also be revoca-

ble for failure to comply with the standards of this regulation.

(b) A license shall be issued by the health officer only after the applicant has:

(1) Satisfactorily completed an oral and/or written examination or has otherwise shown competency to perform the functions of on-site sewage disposal system designer;

(2) Demonstrated and secured financial responsibility in the amount of two thousand dollars by means of a surety bond in favor of the department or some other approved method. Such financial security shall extend at least one year beyond the expiration date of the license issued under this section;

(3) Paid the appropriate fee as established by the CEHFS. (Vol. 6, p. 697 § 22, 1979).

13.04.050 License - On-site sewage disposal system installer. (a) Any person engaged in installing or repairing an OSDS shall first obtain an installer's license from the health officer. Said license shall be issued annually and expire one year from the date of issue. Said license shall also be revocable for failure to comply with the standards of these rules and regulations.

(b) A license shall be issued by the health officer only after the applicant has:

(1) Satisfactorily completed an oral and/or written examination or has otherwise shown competency to perform the functions of an on-site sewage disposal system installer;

(2) Demonstrated and secured financial responsibility in the amount of two thousand dollars by means of a surety bond in favor of the department or some other approved method. Such financial security shall extend at least one year beyond the expiration date of the license issued under this section;

(3) Paid the appropriate fee as established by the CEHFS.

(c) The license issued under this section shall not be required of any person constructing or repairing an OSDS on his/her own property of residence or intended residence when the work is totally performed by the resident. Under this subsection, any person may only construct

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or install one new OSDS in any twelve-month period. (Vol. 6, p. 697 § 21, 1979).

13.04.060 Connection to public sewer system. (a) Connection of any premises where sewage originates shall be made to a public sewer system where there is an adequate public sewer system within two hundred feet of the premises, and such connection is permitted by the sewer utility. Such connection shall be made and use of the OSDS discontinued when repair or replacement of the OSDS is required or as directed by local ordinance. This requirement may be waived if the health officer determines that such connection is not feasible.

(b) If the distance between the premises to be served and an adequate public sewer is greater than two hundred feet, and where the anticipated sewage flow is greater than one thousand gallons per day, connection shall be made to the public sewer system if the health officer determines that a connection is feasible and such connection is permitted by the sewer utility. (Vol. 6, p. 697 § 7, 1979).

13.04.070 Minimum lot sizes. An OSDS shall be installed on lots, parcels, or tracts that have a sufficient amount of area with proper soils in which sewage can be retained and treated properly on-site: one-half acre, twenty-one thousand seven hundred eighty square feet with an approved community water supply and an OSDS; one acre, forty-three thousand five hundred sixty square feet with a private water supply and an OSDS. Exceptions to the acreage limitations may be made by the health officer for recorded plats existing prior to the effective date of these regulations; provided, that adequate area with proper soils are present in which sewage can be retained and treated properly on-site. Factors that must be considered when determining minimum lot size include but are not limited to the following:

- (1) Soil depth and type;
- (2) Area and lot drainage;
- (3) Protection of surface and ground water;
- (4) Setbacks from property lines, water supplies, etc.;
- (5) Source of premises domestic water;

- (6) Topography, geology, and ground cover;
- (7) Climatic conditions;
- (8) Availability of public sewers;
- (9) Present and anticipated activity of land use;
- (10) Area growth patterns;
- (11) Individual and accumulated gross effects on water quality;
- (12) Reserve area for additional or replacement subsurface disposal field;
- (13) Anticipated sewage volume. (Vol. 6, p. 697 § 11, 1979).

13.04.080 Location. (a) An OSDS shall be located on the same lot as the premises being served, or if an easement is obtained and recorded, on other property if approved by the health officer.

(b) The minimum distance for the location of the various component parts of the OSDS is measured horizontally and shall comply with Table 1.

(c) The area to be used for the subsurface disposal field shall be selected and maintained so that it is free from encroachment by buildings or other structures. The area shall not be subject to vehicular traffic, nor compaction by large animals, and shall not be covered with a water-impervious surface.

(d) The area to be used for the OSDS shall have soil which is not excessively permeable nor impermeable to allow proper retention and treatment by the soil.

(e) The OSDS shall not be located in an area where surface water will accumulate nor an area subject to flooding. Provisions shall be made to minimize flow or accumulation of surface water over the OSDS.

(f) No part of an OSDS shall be installed in a state flood control zone, before a flood control zone permit is obtained from the State Department of Ecology.

13.04.090 Determination of soil characteristics. (a) Preliminary tests for subdivisions shall be made in accordance with department standards, including but not limited to the following:

13.04.090

TABLE 1

Component	Distances in Feet, Measured Horizontally							
	Domestic Water Supply	Water Supply Pressure Line	Surface Water	Building Property Line	Open Ditches, Cuts, Hillsides, (downhill side)	Trees (1)	Trees (2)	Subsurface Interceptor Drain
Building Sewer	50	10	10	--	--	50	10	10
Septic Tank	50	10	50	5	--	50	10	10
Disposal Area	100	10	100	10	15 plus height of cut of bank to a maximum of 100 feet	100	10	50 down-slope) 10 upslope)

(1) Elm, locust, cottonwood, willow, and other trees with spreading choking roots.

(2) Conifers and other trees with nonspreading and nonchoking roots.

(Vol. 6, p. 697 § 13, 1979).

(1) A sketch of the parcel of land to be subdivided with its location indicated;

(2) Dimensions of each lot with proposed lot and block numbers;

(3) Elevations shown by contour lines at intervals of five feet or less. If individual sewage disposal systems are contemplated;

(4) Approximate location of all natural features such as rock outcroppings, wooded areas, marshes, area subject to flooding and the location, width, name and direction of flow of all watercourses including those which are seasonal or periodic;

(5) Existing and proposed uses of the property, including the use of all existing structures which will remain on the property after platting, including buildings, ditches, buried conduits, etc.;

(6) At least one soil log be dug to a depth of seven feet on each five acres. Additional tests may be required where the soil structure varies, if large disposal areas are required or if groundwater or impermeable soils are within five feet of ground surface;

(7) A description of the soil from subdivision (6) above.

(b) At least one soil log to a depth of seven feet shall be performed at the site of each disposal area. This requirement may be waived by the health officer if adequate soil information is available. Additional tests may be required where the soil structure varies or if large disposal areas are required.

(c) Percolation tests may be required by the health officer where soil logs yield unconfirming results.

(d) All percolation tests and soil logs shall be verified by the health officer.

(e) If a sufficient amount of information is not available on groundwater conditions, the health officer may require that percolation tests and soil logs be conducted during the months of suspected high groundwater conditions.

(f) All soil tests shall be conducted using a uniform procedure developed by the secretary and the health officer. (Vol. 6, p. 697 § 12, 1979).

13.04.100 - 13.04.130

13.04.100 Designer program. (a) Each OSDS intended to serve a single-family residence, duplex, or where anticipated daily flows are less than one thousand two hundred gallons per day, shall be designed and certified by a designer possessing a valid permit issued by the health officer under Section 13.04.040, or by the health officer.

(b) Each OSDS intended to serve facilities where anticipated sewage flows are one thousand two hundred gallons per day or greater shall be designed by a sanitary, civil, or professional engineer, or by the health officer. (Vol. 6, p. 697 § 15, 1979).

13.04.110 Design and construction - Generally. (a) The detailed design and construction of each OSDS shall conform to the "Manual of Septic Tank Practice," U.S. Public Health Service Publication No. 526, 1967, or any succeeding edition, except where modified by, or in conflict with, these rules and regulations.

(b) The OSDS shall be designed to receive all sewage from the premises served. Footing or roof rains shall not be connected to the OSDS.

(c) Backwashes from water softeners and other such treatment devices shall not enter an OSDS where the disposal component is an evapotranspiration bed. Utilization of units such as water softeners where backwashes occur shall require additional sizing of the septic tank and disposal area.

(d) The OSDS shall service a single premises and shall not have additional residences or premises connected to it unless approved by the health officer.

(e) No connections instead of or in addition to that for which the system was originally designed to accommodate may be made to an OSDS without written approval of the health officer.

(f) Where any portion of the OSDS, except the subsurface disposal area, is subject to compaction due to vehicular traffic or large animals, the method and materials used in the construction of the OSDS must be capable of withstanding these conditions without impairing the function of the OSDS. (Vol. 6, p. 697 § 14(1) - (6), 1979).

13.04.120 Design and construction - Building sewer. (a) Pipe used for construction of a building sewer beyond the building plumbing shall be a minimum of three inches inside diameter and of cast iron, vitrified clay, concrete, or plastic which complies with the current U.S. Department of Commerce Commercial Standards for the particular pipe involved or of asbestos cement or plastic approved by the department.

(b) Construction of the building sewer line shall be such as to secure watertight joints and it shall have a slope of not less than two percent.

(c) No "T"s or ninety-degree ells shall be permitted in a building sewer line. All forty-five-degree ells must have accessible cleanouts.

(d) Three to six-inch lines shall have cleanouts installed at intervals of not more than fifty feet. Larger than six-inch diameter lines shall have cleanouts installed at intervals of not more than one hundred feet. (Vol. 6, p. 697 § 14(7), 1979).

13.04.130 Design and construction - Septic tanks. (a) Before septic tanks may be sold for installation within the county, plans must be submitted to and approved by the health officer. Such plans shall show all dimensions, reinforcing materials, structural details, and other pertinent data as may be required. Approval may not be construed or used in any manner to imply endorsement by the health officer. Plans must also be submitted and approved for individual built-in-place septic tanks.

(b) No septic tanks shall be installed or constructed except those approved.

(c) All septic tanks shall have a minimum of two compartments; however, two single compartment tanks may be used in series.

(d) Liquid capacity:

(1) All septic tanks must be designed according to waste load and in no case shall have a total capacity of less than one thousand gallons except with written approval of the health officer;

(2) The first compartment or tank shall be one-half to two-thirds of the total septic tank capacity.

13.04.140 - 13.04.150

(e) The outlet of the septic tank shall be so positioned as to be three inches below the level of the inlet.

(f) On each septic tank or septic tank compartment, the inlet baffle or inlet "T" shall extend approximately six inches below the bottom of the level of the septic tank outlet and above the bottom of the septic tank outlet to at least the crown of the inlet sewer.

(g) In each septic tank or septic tank compartment, the outlet baffle or outlet "T" shall extend below the bottom of the level of the septic tank outlet a distance approximately equal to twenty-eight to forty percent of the liquid depth below the bottom of the outlet. These baffles or "T's" shall extend at least six inches above the bottom of the outlet level to provide storage for floating materials.

(h) Septic tanks shall have at least one inch between the under side of the top of the tank and top of the inlet and outlet pipe or baffles to allow the required ventilation of the tank and disposal field through the premises building vent stacks.

(i) Sewage holding tanks shall not be used as a permanent method of sewage disposal. The health officer may allow holding tanks on an interim use basis to handle emergency situations or to correct existing problem systems. The health officer also may allow holding tanks for controlled, part-time use situations such as recreational vehicle parks and trailer dump stations; provided, that an approved on-site sewage disposal system management program as provided in Section 13.04.180 is in effect.

(j) Septic tank installation:

(1) No septic tank shall be covered with an impervious surface unless the manhole and inspection holes are extended up through the impervious surface and the manhole cover is equipped with a locking-type cover,

(2) No septic tank manhole shall be located more than eighteen inches below the finished grade. If it is necessary to place the septic tank more than eighteen inches below the finished grade, manholes shall be built up to within eighteen inches of the finished grade. (Vol. 6, p. 697 § 14(8), 1979).

13.04.140 Design and construction - Effluent distribution. (a) No OSDS shall be

constructed or installed which does not provide at the head of each disposal field a distribution device which allows effluent to be distributed equally to all disposal lines.

(b) No distribution device shall be installed which is not constructed of durable, watertight materials.

(c) No distribution device shall be constructed or installed which does not provide equal flow of effluent to all outlets. The distribution device shall be set on stable soil or otherwise supported to prevent misalignment.

(d) No pump, siphon, or other effluent lifting or dosing device shall be installed which is not approved. (Vol. 6, p. 697 § 14(9), 1979).

13.04.150 Design and construction - Subsurface disposal field. (a) All effluent from a septic tank shall be disposed of by means of a subsurface disposal system except when special approval has been granted by the health officer for an alternate system as described in Sections 13.04.210 and 13.04.230.

(b) The installation and use of cesspools is prohibited.

(c) Seepage pits shall not be used except under special conditions approved by the health officer.

(d) The subsurface disposal system shall not be installed in fill. This restriction may be waived when the health officer determines that the type of fill, the method of placement, and the stabilization period has or will allow full compliance with these rules and regulations.

(e) Installation of an OSDS shall not be permitted in areas where the ground slope exceeds thirty percent. Installation on slopes in excess of fifteen percent, but not greater than thirty percent, may be allowed provided that subsoil profiles indicate no restrictive layers of soil and an appropriate design is provided.

(f) No subsurface disposal field shall be installed in which all trenches are not of the same approximate length.

(g) The maximum length of any individual line shall not exceed one hundred feet unless written approval is granted by the health officer.

(h) Minimum width of the bottom of all disposal trenches shall be twenty-four inches. Disposal trench width in excess of thirty-six

13.04.160 - 13.04.170

inches may not be used in computing absorption area.

(i) The sides and bottom of all disposal trenches shall be scored to eliminate smearing and compaction of the trench-soil interface.

(j) The bottom of the disposal trenches shall be constructed on a grade of not more than two inches fall per one hundred lineal feet.

(k) The grade of the disposal lines shall be zero to six inches per one hundred lineal feet.

(l) Filter material shall be uncrushed, washed gravel, three-eighths inch to two and one-half inches in diameter.

(m) The maximum depth of cover over the disposal lines, including the minimum of two inches of filter material required in subsection (o) of this section, shall be twenty-four inches except by special permission of the health officer.

(n) Minimum depth of cover over the filter material shall be six inches.

(o) Minimum depth of filter material over the disposal lines shall be two inches.

(p) Minimum depth of filter material below disposal lines shall be six inches.

(q) The maximum depth of the bottom of the trench shall be thirty-six inches below ground surface.

(r) The minimum distances between disposal lines shall be six feet.

(s) The minimum diameter of gravity flow disposal line pipe shall be four inches.

(t) No disposal field shall be installed unless adequate measures are taken to insure that proper grades on all disposal lines are maintained while backfilling.

(u) All trenches, after having filter material placed over the disposal lines and before backfilling, shall have placed over the filter material, a layer of newspaper, straw, untreated building paper, or other approved materials which will allow moisture transmission, but not soil particle migration.

(v) Where PVC, polyethylene, plastic pipe is used, the ends of the pipe must be capped.

(w) There shall be a minimum of two trenches in all systems except where serial distribution is used. (Vol. 6, p. 697 § 14(10), 1979).

13.04.160 Inspection. (a) Any work done on an OSDS and any material used may be inspected by the health officer at any reasonable time, and if he/she finds that any work done or material used, is not in accordance with these rules and regulations, he/she may revoke the permit or notify the owner or installer to make such changes as he/she shall specify. If such changes are not made within a reasonable time, the health officer shall revoke the permit and it shall be unlawful to use such OSDS.

(b) The following conditions must exist before a final inspection is made:

(1) Installation and/or construction of the septic tank must be complete;

(2) Installation of the building sewer, distribution device, and disposal area must be completed except for backfilling.

(c) The OSDS shall be left open and uncovered until approved by the health officer.

(d) The health officer shall be notified of the date and, as near as possible, the time the OSDS will be ready for final inspection. The person installing or repairing the OSDS shall be responsible for notifying the health officer. Notification shall be made at least one working day prior to the date that the OSDS is ready for final inspection.

(e) The health officer must approve any modifications to an OSDS design prior to the changes being made.

(f) The health officer shall make a final inspection of all OSDS repairs.

(g) The health officer shall ordinarily make a final inspection of any new OSDS prior to its final covering. At the time the health officer is notified that the OSDS will be ready for inspection, he/she shall indicate whether such system will be inspected.

(h) Upon completion and approval of the OSDS, the health officer shall notify the building department that the OSDS has been approved. (Vol. 6, p. 697 § 16, 1979).

13.04.170 Maintenance. Each OSDS shall be maintained in such a manner as to insure compliance with these rules and regulations. (Vol. 6, p. 697 § 17, 1979).

13.04.180 - 13.04.210

13.04.180 Management. (a) When subdivisions, mobile home parks, multiple housing units, or other commercial or residential developments are designed to have gross densities that exceed three and one-half residential units or twelve people per acre or waste flows of one thousand two hundred gallons per acre per day, an OSDS shall not be permitted unless the perpetual maintenance and management of the OSDS are under the responsibility of an approved management system as identified in subsections (b) and (c) of this section.

(b) A proposed OSDS to be located within the boundary of any operating public sewer utility shall be approved by the sewer utility prior to the issuance of a permit. If the proposed system serves a density greater than that identified in subsection (a) of this section, the maintenance of the OSDS shall be the responsibility of the sewer utility or dry sewers shall be provided as approved by the State Department of Ecology and the sewer utility having jurisdiction in accordance with an approved sewage drainage basin plan.

(c) An OSDS serving housing densities and/or flows exceeding that identified in subsection (a) of this section and not located within the boundaries of an operating public sewer utility shall have an approved perpetual maintenance and management system as established under the guidelines developed by the secretary, the State Department of Ecology, and the local entity responsible for public utilities. (Vol. 6, p. 697 § 8, 1979).

13.04.190 Prohibited discharges. (a) Effluent from any OSDS shall not be discharged to surface water, groundwater, or upon the surface of the ground.

(b) A subsurface OSDS shall not be permitted in areas where a minimum separation of three feet between the bottom of the disposal trench and the maximum seasonal groundwater elevation or impermeable soil or rock layer cannot be maintained. The health officer shall require such greater vertical separation as needed to protect the public health.

(c) A subsurface OSDS shall not be permitted in areas of fractured rock or excessively permeable material where it is likely that action

of the soil profile will be ineffective in retaining and removing substances having an adverse effect on groundwater quality. (Vol. 6, p. 697 § 6, 1979).

13.04.200 Disposal of septic tank waste. (a) It is unlawful for any person to engage in the business of pumping or cleaning any septic tank, cesspool, sump, holding tank, or any other receptacle or device for collection of sewage or waste without first having received a license from the health officer.

(b) Applicants for a license under this section shall file a written application signed by the applicant on forms supplied by the health officer.

(c) Upon receipt of such application, the health officer shall make such investigation as he/she deems advisable as to the applicant's business responsibility, knowledge of public health laws, knowledge of the function of an OSDS, cesspools, other sewage collection systems, or the adequacy of the applicant's equipment. If any of these areas are found to be inadequate, the application shall be denied. If found to be satisfactory, a license shall be issued upon payment of a fee as established by the CEHFS.

(d) Every person issued a license under this section shall make a report once each month to the health officer on all services performed the preceding month. Such reports shall contain all information requested by and on forms supplied by the health officer.

(e) It is unlawful to dump or dispose of the contents removed from septic tanks, cesspools, sumps, holding tanks, or other sewage collection receptacles or devices except at locations approved by the health officer. (Vol. 6, p. 697 § 18, 1979).

13.04.210 Alternate devices and methods. Approval authority for the application, installation, or use of any alternate device or method is vested with the health officer; provided, that the device or method has first been given a technical evaluation and report by the secretary. (Vol. 6, p. 697 § 5, 1979).

13.04.220 - 13.04.270

13.04.220 Larger systems. Until such time as guidelines governing the review, approval procedure, and authority for larger systems are developed between the secretary, local health department, the department of ecology, and municipal sewer utilities, the following shall apply:

All cases where the maximum design flow of any OSDS is greater than three thousand five hundred gallons per day, prior to construction of the system, the construction plans shall be submitted to the secretary for approval of engineering and to assure the system will not create a health hazard. The health officer shall not issue a permit for a larger system until it has been approved by the secretary. (Vol. 6, p. 697 § 9, 1979).

13.04.230 Other types of disposal units. Units other than septic tanks or devices that can function as septic tanks with subsurface disposal systems, including but not limited to chemical toilets, composting toilets, vault privies, incinerator toilets, mechanical and aerobic treatment devices, and evapotranspiration systems, may be used but only with the prior approval of the health officer in accordance with the procedure established in Section 13.04.210. (Vol. 6, p. 697 § 4, 1979).

13.04.240 Sanitary privy. (a) Sanitary privies may be used in areas where no suitable domestic water supply is available subject to the following criteria:

(1) In areas of high precipitation (greater than twenty-five inches annual average) and/or shallow, poor percolating soils, the waste receptacle must be sealed from exfiltration and infiltration;

(2) In areas where good percolating soil exists and the seasonal high water table is deeper than four feet below the proposed bottom of the waste receptacle and less than an average annual precipitation of twenty-five inches occurs and lots or tracts are greater than five acres, the waste receptacle may be unsealed provided the distances found in Section 13.04.080, Table 1, are met;

(3) In areas subject to flooding, high groundwater (closer than four feet to ground

surface), or less than four feet of suitable soil exists, privies are not permitted.

(b) All sanitary privies shall be constructed and maintained to have the waste receptacle contents inaccessible to rodents, vermin and vectors.

(c) No privy may be constructed and/or located on any property without having first obtained a written permit from the health officer prior to such construction and/or location.

(d) Chemical toilets may be used around construction sites as a temporary means of sewage disposal. Chemical toilets may also be used in all situations where sanitary privies may be used in subsection (a) above. (Vol. 6, p. 697 § 19, 1979).

13.04.250 Health hazard described. An OSDS shall be considered a health hazard if it does not meet the standards of construction or location as provided in this chapter. The health officer shall have the authority to prohibit their use pending completion of necessary alterations to reasonably assure proper and safe operation. It is a violation of these rules and regulations for any person to continue to use or to permit any person to use any OSDS after having been directed by the health officer to suspend said use. It shall be considered prima facie evidence that an OSDS is being used upon showing that the premises served by such OSDS is occupied as a residence or business. (Vol. 6, p. 697 § 20, 1979).

13.04.260 Administration. The health officer shall administer these regulations under the authority and requirements of RCW Chapters 70.05, 43.20, and WAC 248-96-015. (Vol. 6, p. 697 § 1, 1979).

13.04.270 Waiver. Whenever a strict interpretation of these rules and regulations would result in extreme hardship, the health officer may waive such rule, regulation, or portion thereof; provided, that the waiver is consistent with the intent of these rules and regulations and that no public health hazard or nuisance will result and as long as the waiver is consistent with other state and local rules, regulations, laws, or ordinances. (Vol. 6, p. 697 § 23, 1979).

13.04.280 - 13.08.010

13.04.280 Hearings. (a) Any person may request and shall be granted a hearing before the health officer who seeks a waiver of these rules and regulations as provided in Section 13.04.270.

(b) Any person may request and shall be granted a hearing before the health officer whose application for a permit or license under these rules and regulations has been denied.

(c) The health officer may require a hearing to suspend or revoke any permit or license under these rules and regulations. If, as a finding of the hearing, he/she finds incompetency, negligence, misrepresentation, or failure to comply with these rules and regulations, said permit or license may be revoked or suspended.

(d) A hearing shall not be scheduled less than ten days nor more than thirty days from the date:

(1) The health officer has notified the interested party that a hearing will be held as provided in this section; or

(2) The interested party has notified the health officer in writing of his/her request for a hearing as provided in this section.

(e) At least seven calendar days before the date of the hearing, the health officer shall notify the interested party of the scheduled date, time, and place of said scheduled hearing.

(f) At the hearing, the interested party shall be afforded an opportunity to present evidence and to discuss the issues fully. (Vol. 6, p. 697 § 24, 1979).

13.04.290 Appeal. (a) Any aggrieved person desiring that the board of health review a decision by the health officer must provide the health officer with a written notice of appeal within seven calendar days of the date said decision was rendered.

(b) An appeal shall be heard by the county board of health at a regularly scheduled meeting which convenes at least ten days after the notice of appeal is received by the health officer.

(c) At least seven days before the appeal is heard, the health officer shall notify the appealing party of the scheduled date, time, and place the appeal is to be heard. (Vol. 6, p. 697 § 25, 1979).

13.04.300 Health emergency. Nothing in these rules and regulations shall be construed to circumscribe the authority and power of the health officer to act in an emergency situation to control and prevent any health hazard which immediately threatens the public health of the inhabitants of the county and its municipalities which power and authority is governed by state law. (Vol. 6, p. 697 § 27, 1979).

13.04.310 Violation - Penalty. Any person violating or failing to comply with these rules and regulations shall be guilty of a misdemeanor and upon conviction thereof shall be fined in a sum of not less than fifty dollars nor more than three hundred dollars, and/or imprisonment in the county jail for not more than ninety days. Each day such violation occurs or is permitted to continue shall constitute a separate offense. (Vol. 6, p. 697 § 26, 1979).

Chapter 13.08**PRIVATE SEWAGE DISPOSAL SYSTEMS IN PLATS****Sections:**

- 13.08.010** Plats - Filing fees.
- 13.08.020** Preliminary plat map and preliminary application submission.
- 13.08.030** Preliminary plat map - Data required.
- 13.08.040** Soil logs - Number and depth.
- 13.08.050** Use with community water supply - Lot area.
- 13.08.060** Lots below minimum area - Public system required.
- 13.08.070** Wells and septic tanks on same lot - Lot size.
- 13.08.080** Low mean ground water level unacceptable.
- 13.08.090** Recording plat - Conditions precedent.

13.08.010 Plats - Filing fees. Plats submitted to the health department with homes to be connected to septic tanks and drain fields require a filing fee of one dollar per lot. For plats with homes to be connected to sewers with one

Kittitas County Code**14.04.010****Chapter 14.04****BUILDING CODE**

Sections:

- 14.04.010 Adopted.
- 14.04.030 Building relocation – Applicant.
- 14.04.040 Mobile, manufactured, designated manufactured and modular homes.
- 14.04.050 Dry cabins.
- 14.04.060 Fees.
- 14.04.070 Permits.

14.04.010 Adopted.

The state of Washington has mandated that all jurisdictions within the state shall have in effect the following codes, as shown in this chapter, in accordance with WAC 15-16-010 and Chapter 19.27 RCW, and the following authorities are hereby adopted by reference as part of the Kittitas County Code:

(1) The 1997 Edition of the Uniform Building Code Volumes 1, 2, 3, and appendices with the following exceptions:

(a) Table 1-A, Fee Schedule (county fee schedule to be adopted by resolution);

(b) Section 106.2(1) Exempt from permit is amended to read as follows:

[1] One story detached accessory buildings used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 feet and is not closer than 6 feet to any other structure or located in a floodway.

(c) Appendix Chapter 10 (Building Security) [deleted];

(d) Appendix Chapter 13 (Energy Conservation) [deleted];

(e) Appendix Chapter 16 (Structural Forces) [deleted];

(f) Appendix Chapter 23 (Light-Frame vol. 1) [deleted];

(g) Appendix Chapter 33 (Excavation and Grading) [deleted]; and

(2) The 1997 Edition of the Uniform Mechanical Code published by the International Conference of Building Officials and

the International Association of Plumbing and Mechanical Officials with exception of Section 1028 (Maintenance Inspection); and

(3) The 1997 Edition of the Uniform Fire Code Volumes 1, 2, including Appendices I-A, I-C, II-A, II-B, II-F, II-G, III-A, III-B, III-C, V-A, VI-A, VI-D, V-E, published by the International Conference of Building Officials and the Western Fire Chiefs Association. Section 2806 "Storage of Agricultural Products" shall be amended in its entirety to read as follows:

Agricultural products shall not be stored adjacent to buildings or combustible material unless a cleared horizontal distance of 50 feet is maintained between such storage and combustible material. Further, storage shall be limited to 5000 tons each. Any deviations from the 50 foot setback must be approved by the Building Official.

Wherever the word "jurisdiction" is used in the UFC, it refers to the Kittitas County department of building and fire safety and when reference is made to "chief," this shall be the fire marshal or an individual appointed by the director of the Kittitas County department of building and fire safety; and

(4) The 1997 Edition of the Uniform Plumbing Code, excluding Chapters 11, 12, and to include appendices of the UPC published by the International Association of Plumbing and Mechanical Officials; and

(5) The 1994 Edition of the Uniform Code for the Abatement of Dangerous Buildings; and

(6) The Washington state codes and their amendments for historic buildings, Chapter 51-19 WAC; and

(7) The 1997 Editions of the Washington State Energy Code, Chapter 51-11 WAC; Venting and Air Quality, Chapter 51-13 WAC; Uniform Building Code and Uniform Building Code Standards, Chapter 51-40 WAC; Washington State Uniform Mechanical Code, Chapter 51-42 WAC; Washington State Uniform Fire Code and Uniform Fire Code Standards, Chapters 51-44 and 51-45 WAC; Washington

14.04.030

State Uniform Plumbing Code and Uniform Plumbing Code Standards, Chapters 51-46 and 51-47 WAC, and to include all their amendments. (Ord. 98-23, 1998; Ord. 95-7, 1995; Ord. 93-4, 1993; Ord. 92-29, 1992; Res. 84-29, 1984).

14.04.030 Building relocation – Applicant.

(1) Applicant must furnish to Kittitas County a bond, cashier's check or certified check in a sum equal to \$2.00 per square foot of usable space regardless of the classification of the structure. This amount shall not be less than \$500.00 per structure. The applicant must also submit an application for placement of this structure following and adhering to the typical permit process and code requirements. Bond notes or checks will be held by Kittitas County until the following conditions are met:

(a) Appropriate inspections have been approved by the building department for setback requirements, foundation, structural, mechanical, plumbing, life safety, energy, ventilation and fire codes. Section 3404 of the adopted UBC states: "Buildings or structures moved into or within the jurisdiction shall comply with the provisions of this code".

(b) Electrical approval shall be made by the Washington State Department of Labor and Industries.

(c) Approval must be made by the public works department prior to the issuance of a certificate of occupancy or use of the structure.

(d) Approval from the environmental health department is required prior to the issuance of a certificate of occupancy or use of the structure.

(2) Structure must be completed as described in subsection (1) of this section within 180 days of move. If not completed, then the building official shall revoke the refund of the bond. This bond may then be utilized for the removal of said structure and any costs in excess of this deposit shall be charged to the owner of record. The applicant may petition for an additional 180 days but will not be granted without approval of the building official. If approved, any extension may occur only once.

(3) The bond shall be held for 10 days from date of compliance pursuant to KCC 5.16.070.

(4) Refer to Chapter 5.16 KCC for definitions including other requirements for home and building relocation. (Ord. 98-23, 1998).

14.04.040 Mobile, manufactured, designated manufactured and modular homes.

(1) Mobile, manufactured, designated manufactured and modular homes shall comply with all plumbing, electrical, heating, and structural requirements imposed by the State of Washington Department of Labor and Industries in compliance with RCW 43.22.340. All such homes shall bear the appropriate state inspection insignia as specified in RCW 43.22.350. A mobile home is a dwelling which was assembled prior to June 15, 1976, and must have a fire/life safety inspection approved by Labor and Industries prior to placement. Modular homes are "gold insignia" manufactured homes and are inspected to Uniform Building Code standards. Setbacks will be approved by the jurisdiction having authority.

(2) These state-inspected dwellings shall be placed on a foundation system that meets the requirements per the manufacturer's installation instructions; or if the manufacturer is not specific, then to the standards in Chapter 296-150M WAC. When inspections, including pads or runners (foundation), anchorage, ground cover, landings, environmental hook-ups and skirting with required vents have been made by KCBD, a certificate of occupancy may be issued. Special provisions will be considered for units located within a floodplain and must meet FEMA guidelines.

(3) Modular homes must be appropriately placed on a full permanent foundation in accordance with manufacturer's instructions or KCBD requirements. Mobile and manufactured homes may be placed on stands or blocked in accordance with the manufacturer's installation instructions and skirted with materials that are approved for below grade applications. Special manufacturer instructions for perimeter support may be necessary for heavier snowloads. Modular homes will be

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considered a single-family home. A designated manufactured home designed to bear on full perimeter concrete or masonry foundation walls and so installed shall be considered a single-family home. (Refer to definitions in Chapter 17.08 KCC). Any of these dwellings placed on a basement foundation may require engineering if so determined by the building official. All structural changes to any pre-assembled or manufactured dwellings require a permit from the Washington State Department of Labor and Industries. This would include deviations from factory installed heating systems.

(4) All manufactured, mobile or modular homes shall meet area specific snow loadings. Snow loading shall be determined in the same method utilized for stick framed homes by KCBD. Homes located in mobile home parks have the following options available:

(a) Place a unit that meets snow load requirements.

(b) The homeowner or mobile home park owner shall provide for a snow removal maintenance program for the unit. Such maintenance program shall reasonably ensure that such unit shall be safe and habitable under all snow load conditions. Such program shall be contained within an agreement approved by Kittitas County and shall hold Kittitas County harmless from any claims or damages caused by snow load failure of such unit. Such agreement shall be filed with the Kittitas County auditor.

(c) Construct a shelter or ramada that meets the snowload determination. This structure would require a permit from KCBD and shall be completed within 90 days of the issuance of a manufactured home placement permit.

For homes located outside of mobile home parks option (a) or (c) would only apply as option (b) is not feasible.

(5) Fees for placement shall be determined by adopted resolution. (Ord. 98-23, 1998; Ord. 80-2 § 3, 1980; Ord. 71-3 § 2, 1971).

14.04.050 Dry cabins.

(1) Dry cabins may be utilized as recreational dwelling units and may be located only in those remote areas where electrical power is not available. They may be utilized for no more than 90 days per year. The building official shall make the final determination regarding locations that qualify. These cabins shall have the following requirements and/or restrictions:

(a) A permit shall be required including critical areas approval before construction proceeds. Structural aspects will be enforced as with any other permitted building. Fire and life safety issues such as roof covering, solid fuel or gas appliance location and installation and smoke detectors shall apply as with any other habitable structure.

(b) The usable floor space shall be no less than 121 square feet and no more than 320 square feet. If the cabin has a loft area that could be utilized for sleeping purposes it must have an egress window as defined in the UBC. If heated with propane or oil, minimum insulation requirements will be imposed.

(c) Dry cabins shall be provided with either a privy or composting toilet for which a permit will also be required.

(2) Only under special circumstances and by decision of the department of building and fire safety, in its entirety, shall decisions conflicting with this policy be made.

(3) Fees shall be determined by adopted resolution.

(4) Dry cabins may be constructed of alternative materials as approved by the building official and would not exclude yurts or other canvas dwellings. Factory assembled structures are not included in this category. (Ord. 98-23, 1998).

14.04.060 Fees.

(1) Fees shall be set by resolution not inconsistent with the uniform codes as adopted in KCC 14.04.010. Where no resolution has been adopted, Table 1-A of the currently adopted Uniform Building Code including Table 1-1 of the Uniform Plumbing Code and Table 1-A of the Uniform Mechanical Code shall govern the fees. The building valuation

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data utilized will be those values established in each April issue of Building Standards, including modifiers. The exception to the use of this valuation table will be [7. Dwellings]. Dwellings and other outbuilding values will be established by the building official and approved by the board after appropriate public hearings and considerations are made.

(2) A copy of the fee schedule shall be available to the public at the Kittitas County department of building and fire safety. This fee schedule shall be revisited at no less than three-year intervals.

(3) All fee schedules shall become effective on the date of adoption of resolution setting fees, unless otherwise provided in such resolution. (Ord. 98-23, 1998; Ord. 94-14, 1994; Res. 81-5, 1981; Res. 71-15, 1971; Res. 71-6, 1971; Ord. 71-3 § 5, 1971).

14.04.070 Permits.

Except as specified in KCC 14.04.010, no building or structure shall be erected, placed, constructed, enlarged, altered, repaired, moved, improved, removed, converted or demolished unless a separate permit for each building or structure has first been obtained from the Kittitas County department of building and fire safety. (Ord. 98-23, 1998; Ord. 94-14, 1994; Ord. 80-2 § 5, 1980; Ord. 71-3 § 6, 1971).

Chapter 14.08**FLOOD DAMAGE PREVENTION*****Sections:****Article I. Purpose and Definitions**

- 14.08.010 Purpose.
- 14.08.015 Methods of reducing flood losses.
- 14.08.020 Definitions.

Article II. General Provisions

- 14.08.030 Lands to which this chapter applies.
- 14.08.040 Basis for establishing the areas of special flood hazard.
- 14.08.050 Compliance.
- 14.08.060 Abrogation and greater restrictions.
- 14.08.070 Interpretation.
- 14.08.080 Warning and disclaimer of liability.

Article III. Administration

- 14.08.090 Development permit required.
- 14.08.100 Designation of the administrator.
- 14.08.110 Application for development permit.
- 14.08.120 Use of other base flood data.
- 14.08.130 Information to be obtained and maintained.
- 14.08.140 Alteration of watercourses.
- 14.08.150 Interpretation of FIRM boundaries.

Article IV. Variance Procedure

- 14.08.160 Appeal board.
- 14.08.170 Conditions for variances.

Article V. Provisions for Flood Hazard Reduction

- 14.08.180 General standards.
- 14.08.190 Anchoring.
- 14.08.195 AH Zone drainage.
- 14.08.200 Construction materials and methods.