

South Panorama Sanitary District

Ordinance 6

Mandatory Inspection of Systems at the Time of Transfer of Ownership and Septic Tank Sealing Specifications for All Systems

This Ordinance is adopted pursuant to Chapter 358.12, Code of Iowa (2009).

Section 1 The purpose of this Ordinance is to (1) control the infiltration of groundwater into the septic tanks and pump pits of the District to prevent overloading of the District lift stations and to control pumping costs, and (2) to mandate that at the time of transfer of a property to another owner an inspection of the system must be done to determine the conditions of the system and delineate any repairs or changes needed to the system.

Section 2 The Trustees direct that in addition to the rules and regulations in force through the Guthrie County Board of Health and the Lake Panorama On-Site Wastewater Management District the following is a clarification and expansion of the rules to be enforced within the District.

- a) Existing systems at annual or biennial inspections shall comply with the following:
 1. Any existing risers that are damaged, broken, or otherwise appear to allow infiltration of ground or surface water into the septic tank or pump pit shall be repaired.
 2. For cement access tiles repair shall be the removal of all access tile and the replacement with plastic risers. Repair to existing plastic risers shall be with compatible components.
 3. Such risers shall have a proper pad for caulking and set-screwing to the existing tank with all subsequent riser sections caulked and set-screwed together.
 4. Any riser shall extend at least 4" above grade.
 5. A proper lid matching the riser style shall be placed on the riser and secured with at least three set screws.
- b) Existing systems must be inspected as part of a time of transfer and shall comply with the following:
 1. Prior to any transfer the transferor or transferor's agent must request that the Guthrie County Environmental Health Dept. conduct an inspection of the complete system.
 2. Any portions of the system that do not substantially comply with the current regulations must be noted and any item in non-compliance that is deemed a problem with the operation of the system must be corrected as directed in the inspection report.
 3. The specific problem of infiltration into the septic tank and/or pump pit shall be addressed as follows at the time of transfer:
 - i. Any existing cement riser tile arrangements must be removed and replaced with plastic, sealed-on units as described in Section a above.
 - ii. Any existing tank or pump pit lacking at least one riser on the septic tank and a riser on the pump pit must have a riser added that conforms to Section a above.
 - iii. Any existing plastic riser tile arrangements must be repaired if there are problems that allow or may allow infiltration into the tank or pump pit.
 4. Miscellaneous extra tank access lids that are discovered that do not require elevation above the surface shall be properly sealed to prevent infiltration.
 5. At such time as a previously existing system is connected to the District's system any septic tank or pump pit must meet current code for such tanks and pump pits or be replaced. Any condition that may contribute to infiltration must be corrected or the tank or pump pit replaced, as determined by the Sanitarian.

Section 3 Any parts of Ordinances in conflict herewith are hereby repealed insofar as the conflicting portions thereof are concerned.

Section 4 This Ordinance shall be in full force and effect upon its passage and publication according to the law of the State of Iowa.

