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## Wichita-Sedgwick County Metropolitan Area Building and Construction Department

### **SEDGWICK COUNTY ONSITE WASTEWATER CONSTRUCTION STANDARDS AS OF APRIL 10, 2007, AMENDED 6/20/2014**

#### **SEPTIC SYSTEMS**

- Washed rock or stone ranging from ¾ - 2 inch in size. (eff. date 1/1/2004)
- The rock shall be covered with a filter fabric (a minimum of 3 ounce nylon or 5 ounce polypropylene) or approved material before backfill. (eff. date 1/1/2004)
- Chambers to be covered with a filter fabric before backfill in 0-30 soils. (eff. date 1/1/2004)
- Two 1,000 gallon septic tanks in series will be required on all new construction. (eff. date 1/1/2004). Amended 2/2/2007 to allow a 1,500 gallon 2 chamber septic tank up to 4 bedrooms.
- On a lateral field replacement a second tank will need to be installed, and on a tank replacement either two tanks in series or if there is limited space available then a two-compartment tank will be required, with a minimum 1,500 gallon capacity. (A variance from the two-tank system may be granted if a filter is installed and a maintenance agreement is provided to this office for service on the filter. A restrictive covenant will have to be filed before a permit is issued regarding the maintenance of said system. (eff. date 1/1/2004)
- Risers are required to be installed to finished grade with a tamper proof lid. The lid will be considered tamper proof if attached by screws or bolts or the lid weight is 65 pounds or more. **RISERS NEED TO BE WATERTIGHT AT THE CONNECTION BETWEEN THE RISER AND THE TANK.** (eff. date 1/1/2004)
- Systems requiring a pump may be wired in two ways, 1 with an outdoor box with weather proof cover mounted on the exterior of the riser, or if direct wired then a quick disconnect will need to be supplied within site of the pump tank. All pump tanks are required to have a high water alarm both visible and audible. (eff. date 1/1/2004)
- When risers are penetrated a rubber grommet needs to be installed in order to keep it watertight. (eff. date 1/1/2004)
- All septic tanks shall have Tee's on the inlet and outlet of the tank. (eff. date 2/22/2007)

- Minimum lateral line requirements. (eff. date 9/1/2006)

<b>ROCK &amp; PIPE/ EQ 36 CHAMBERS OR EQUIVALENT IN A 24 INCH TRENCH</b>							
<b>BEDROOM CO.</b>							
<b>PERC. RATE</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	
<b>0-30 MPI</b>	400	530	660	790	920	1050	
<b>30-60 MPI</b>	500	670	840	1010	1180	1350	
<b>60-90 MPI</b>	750	1000	1250	1500	1750	2000	
<b>90+ MPI</b>	1200	1530	1860	2190	2520	2850	

<b>STANDARD, HI CAPACITY, QUICK 4 OR EQUIVALENT IN A 36 INCH TRENCH</b>							
<b>0-30 MPI</b>	268	355	442	529	616	703	
<b>30-60 MPI</b>	335	449	563	677	790	905	
<b>60-90 MPI</b>	503	670	838	1005	1173	1340	
<b>90+ MPI</b>	804	1025	1246	1467	1688	1910	

<b>EQ 24 CHAMBERS OR EQUIVALENT IN A 24 INCH TRENCH</b>							
<b>0-30 MPI</b>	640	848	1056	1264	1472	1680	
<b>30-60 MPI</b>	800	1072	1344	1616	1888	2160	
<b>60-90 MPI</b>	1200	1600	2000	2400	2800	3200	
<b>90+ MPI</b>	1920	2448	2976	3504	4032	4560	

## LAGOONS

- A 1,000 gallon septic tank will need to be installed in line before the lagoon and will need risers to grade. (Keep in mind that you will now have some additional fall coming to consider thru the septic tank.) If it will be a pressurized system then a 2 chamber tank will be needed. Outlet to be above the 5 foot water level in the lagoon. (eff. date 7/1/2005)
- The top and interior berm will need to be seeded and an erosion mat installed from the top to the bottom. It needs to overlap the top edge a minimum of 12-24 inches. (Hydro seeding may be tried, if it proves not to withstand over time then it will not be an option.) This needs to be done within 24-48 hours of lagoon construction. (eff. date 7/1/2005)
- The fence has to be placed 5 feet out from the outside bottom of edge of the berm. This is in order to facilitate maintenance and keep livestock off of the lagoon. (eff. date 7/1/2005)
- Systems requiring a pump may be wired in two ways, 1 with an outdoor box with weather proof cover mounted on the exterior of the riser, or if direct wired then a quick disconnect will need to be supplied within site of the pump tank. All pump tanks are required to have a high water alarm both visible and audible. In addition the pump line will have a union in line to easily remove the pump as well as a ball valve after the union to prevent backflow when the union is dismantled.(eff. date 7/1/2005)
- When risers are penetrated a rubber grommet needs to be installed in order to keep it watertight. (eff.date 1/1/2004)
- Excavation construction standards will be determined after a soil analysis is completed. (eff. date 1/1/2002)

## ADVANCED WASTEWATER SYSTEMS.

**PRIOR TO ISSUANCE OF A PERMIT CODE ENFORCEMENT MUST HAVE THE FOLLOWING.**

- A copy of a signed and filed restrictive covenant regarding maintenance and annual operating permits. (eff. date 10/1/2002)
- The results and recommendations and map location of the soil profiles. (eff. date 10/1/2002)
- A list of components to be installed. (eff. date 10/1/2002)
- The design of the system including all pertinent calculations. (eff. date 10/1/2002)
- A detailed site plan labeling all components. (eff. date 10/1/2002)

- **All components utilized are manufactured for use with onsite wastewater systems per manufacturer's design or recommendation. (eff. date 10/1/2002)**
- **Dependent upon the type of system proposed additional information may be required. (eff. date 10/1/2002)**
- **All advanced wastewater treatment systems shall have pressurized dispersal to disperse the effluent. (eff. date 10/1/2002)**

### **REMEDATION UNITS**

**PRIOR TO ISSUANCE OF A PERMIT CODE ENFORCEMENT MUST HAVE THE FOLLOWING**

- **A copy of a signed and filed restrictive covenant regarding maintenance and annual operating permits. (eff. date 10/1/2002)**
- **A copy of the signed maintenance agreement. (eff. date 10/1/2002)**
- **Dependent upon the type of system proposed additional information may be required. (eff. date 10/1/2002)**

**MINIMUM REQUIREMENTS IN DETERMINING LATERAL LINE ADDITION OF UP TO 25% TO EXISTING SEPTIC SYSTEMS AS AN UPGRADE TO AN OWNER OCCUPIED RESIDENCE. (eff. Date 6/20/2014)**

At a minimum the following will need to be completed in order to determine if the existing system is in failure or up to 25% more lateral line may be added to the septic system, without requiring a 2<sup>nd</sup> tank in series or a maintenance contract with the required outlet filter required.

**This is a one time only option. This in no way is to be utilized as a band aid to a failing system.**

To begin the process the application for a one time upgrade will need to be completed and signed by the homeowner. The applicants statement includes the following sentence: *If the property is marketed for sale within 1 year of upgrade, in addition to a Property Title Transfer Inspection, more in depth inspection of the lateral lines will be required by a 3<sup>rd</sup> party licensed wastewater contractor. Results for that inspection to be in writing to this office.*

Once this is completed they will need to schedule a septic pumper for the septic system and the following inspections will take place

1. Review the pump records to determine pump intervals. If no pump records are available and questions remain as to the condition of the system further investigation may be required.
2. Current operating level of the septic tank to determine if it is at operating level, above operating level or below operating level.
3. The septic tank pumped and inspected for structural integrity and baffles.
4. A riser to grade installed.
5. Install an outlet filter.
6. At the time these procedures are completed the homeowner, the wastewater installer and a member of MABCD to be present and a determination made as to failure or upgrade.
7. Upon completion of the above requirements the application will be either approved or denied.
8. If approved for the addition the restrictive covenant will need to be completed and filed with the Register of Deeds with a time/date stamped copy to this office before any permits are issued.



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## Wichita-Sedgwick County Metropolitan Area Building and Construction Department

### APPLICATION FOR A ONE TIME SEPTIC SYSTEM UPGRADE FOR UP TO 25% OF EXISTING LATERAL LINE.

**OWNER:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_ **CITY:** \_\_\_\_\_

**STATE:** \_\_\_\_\_ **ZIP:** \_\_\_\_\_ **PH:** \_\_\_\_\_

<b>INSTALLTION DATE FOR SYSTEM:</b> DATE: _____	<b>HAS THE SYSTEM EVER BEEN PUMPED?</b> YES ____ NO ____	<b>LAST DATE OF PUMP OUT?</b> YES ____ NO ____ N/A ____
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<b>NAME OF PUMPER:</b> _____	<b>NUMBER OF TIMES PUMPED IN THE PAST 12 MONTHS:</b> _____
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**PROBLEMS ENCOUNTERED OVER THE PAST YEAR?** YES \_\_\_\_ (If Yes please explain) NO \_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

#### APPLICANTS STATEMENT

I hereby submit this application for a one time upgrade of the existing septic system and certify the above information to be factual and true. I further certify that if the application is approved: (1) the sewage facility will be operated with the approved plans, the requirements of the Metropolitan Area Building & Construction Dept. and all applicable laws, sanitary codes and regulations of Sedgwick County adopted or authorized by resolution of the Board of County Commissioners and all applicable laws and regulations of the State of Kansas: (2) that the Metropolitan Area Building & Construction Dept. will be notified of any failures and that the septic system will be completely replaced with a new system meeting current codes and regulations: (3) If the property is marketed for sale within 1 year of upgrade, in addition to a Property Title Transfer Inspection, a more in depth inspection of the lateral lines will be required by a 3<sup>rd</sup> party licensed wastewater contractor.

SIGNED: OWNER/AGENT: \_\_\_\_\_ DATE: \_\_\_\_\_

#### INSTALLERS STATEMENT

I hereby submit that the septic system appears to be functioning as designed with no indications of previous or current malfunction based off of the information gathered at the time of the inspection with the homeowner and the Metropolitan Area Building & Construction Department.

SIGNED: AGENT: \_\_\_\_\_ DATE: \_\_\_\_\_

*FOR OFFICE USE (To be completed after the onsite inspection.)*

#### APPLICATION APPROVAL/DENIAL:

- The Metropolitan Area Building & Construction Dept. hereby **APPROVES** this application for the issuance of a wastewater permit to install a maximum of **25%** more lateral line to the existing functioning septic system.
- The Metropolitan Area Building & Construction Dept. hereby **DENIES** this application for the issuance of a wastewater permit to install a maximum of **25%** more lateral line to the existing functioning septic system.

**THE ISSUANCE OF THIS PERMIT DOES NOT PROVIDE A WARRANTY BY THE METROPOLITAN AREA BUILDING & CONSTRUCTION DEPT. OF SATISFACTORY OPERATION, BUT DOES REQUIRE THE OWNER TO BE REPONSIBLE FOR PROPER OPERATION AND MAINTENANCE OF THE FACILITY TO ASSURE CONTINUOUS SATISFACTORY OPERATION.**

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

6/20/2014

**RESTRICTIVE COVENANT**

\_\_\_\_\_  
(the Grantor) is the owner in fee simple title of that certain real property located in the County of Sedgwick County, Kansas and more particularly described by the following legal description:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_.

WHEREAS, in consideration for the issuance by the Metropolitan Area Building & Construction Department (the Department) of a permit for **upgrade** of an onsite wastewater disposal system, the Grantor hereby agrees to the statements and conditions set out below.

**Onsite Wastewater Disposal System**

The Grantor acknowledges that the addition of up to 25% more lateral line to the existing system is an upgrade to the existing system and in no way should be construed as a new or replaced system. In addition to the lateral upgrade an outlet filter will be installed and maintained.

If upon occurrence of any single condition or combination of the following conditions:

- (1) If the property is marketed for sale.
- (2) Failure to keep in place an outlet filter
- (3) Failure to allow the Metropolitan Area Building & Construction Department access to inspect the system including the outlet filter.

the permit will be subject to revocation and the owner(s) of the property **may** be required to construct and maintain a new onsite wastewater disposal system that complies with all federal, state and local statutes, regulations, codes and resolutions, including but not limited to the Sedgwick County Sanitary Code, and amendments thereto.

**Easement to the Metropolitan Area Building & Construction Department**

The Department, its successors or assigns, and any duly authorized agents or contractors employed by or on behalf of the Department are hereby granted a permanent easement to enter or come upon the property to perform the following action:

- 1. Inspect the onsite wastewater disposal system.

**Disclosure**

Any offer or contract for the conveyance, sale, lease, or other interest in the property must contain a full and complete disclosure of all terms, conditions, and requirements concerning the onsite wastewater disposal system imposed under this restrictive covenant.

**Binding Terms**

These limitations, restrictions, easements, conditions, and covenants shall be permanent and shall run with the land and shall be binding on all parties now having or hereafter acquiring any right, title, interest in the property or any part thereof. These limitations, restrictions, easements, conditions, and covenants can be extinguished or modified only by written consent of the Director of the Metropolitan Area Building & Construction Department or his or her authorized representative.

\_\_\_\_\_

\_\_\_\_\_  
Grantor's Name:

**ACKNOWLEDGMENT**

\_\_\_\_\_  
Date

STATE OF KANSAS )  
) ss:  
COUNTY OF SEDGWICK COUNTY )

BE IT REMEMBERED, that on this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came \_\_\_\_\_, who is personally known to be such person who executed the above document, and such person duly acknowledged the execution of the same to be his/her act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed my official seal the day and year written above.

\_\_\_\_\_  
Notary Public

My term expires: \_\_\_\_\_, \_\_\_\_\_