

EVALUATION OF EXISTING ONSITE WASTEWATER TREATMENT SYSTEM FOR BUILDING / SITE MODIFICATION

An **EVALUATION** is required for an existing onsite wastewater treatment system (OWTS) when any of the following occurs:

- Remodels or additions occur at a residence.
- The exterior dimensions of any structure are enlarged, a new structure is proposed, or other items (such as pools, ponds, sports courts, decks, concrete patios, or other items that require foundations or footings) are proposed to be built on a property on which an OWTS exists.
- Land use, plumbing, or occupancy changes are made which may impact the system or its future expansion area.

Evaluation of an existing septic tank system may also be performed at the request of certain lending institutions (e.g., FHA and VA) at the time a residence is sold.

If any of the situations noted below are discovered, a separate **MODIFICATION PERMIT** is required:

- a) It is determined the existing system is not adequate to service the proposed project.
- b) Proposed changes to the site intrude upon the physical location of the existing system or expansion area.
- c) A new septic tank, dispersal field, or sewer line (such as the addition of plumbing fixtures to an accessory structure) will be part of the project.

Dependent on the proposed project, the following documentation may be required:

1. Completed application for Evaluation of existing OWTS.
2. A Santa Barbara County Septic Tank Inspection Report, completed by a "Qualified Inspector" within 2 years of the date of application. The report must state the size of the septic tank and conclude that the tank is structurally sound and that the disposal system is operating satisfactorily.
3. Two copies of the complete floor plan of structure(s) served by the septic tank system. Label all plumbing fixtures and uses of room(s). Show both the existing and proposed layout.
4. Two copies of a plot plan which details the septic tank system and shows all existing and proposed structures and system components, including the area for a second dispersal field and set aside for an additional 100% expansion of the disposal area. The plot plan should indicate slopes, property lines, trees, any water wells, drainage courses, water lines, road cuts, paved areas and all required setbacks.
5. All septic system component specifications must be provided so that the Evaluation reviewer is able to determine the total absorption area. Specifically, leach line length(s) and representative width and depth measurements must be provided. For drywells, the effective depth (total depth of the pit minus the earth cover) and the diameter must be provided. Measurements may be from soil engineering reports or from field measurements by a licensed septic tank contractor. **NOTE:** This requirement may be waived for minor projects which result in minimal impact to the existing OWTS.

NOTE: Cesspools and hollow seepage pits are prohibited by the Santa Barbara County Code and are required to be abandoned under permit and inspected by Environmental Health Services.

The Evaluation will be approved if it is determined that:

1. The septic tank meets the minimum capacity and construction requirements.
2. The dispersal field is sized and functioning properly; there is no visible evidence of recent failure; and there is adequate area available for expansion.
3. The OWTS complies with setback requirements.