

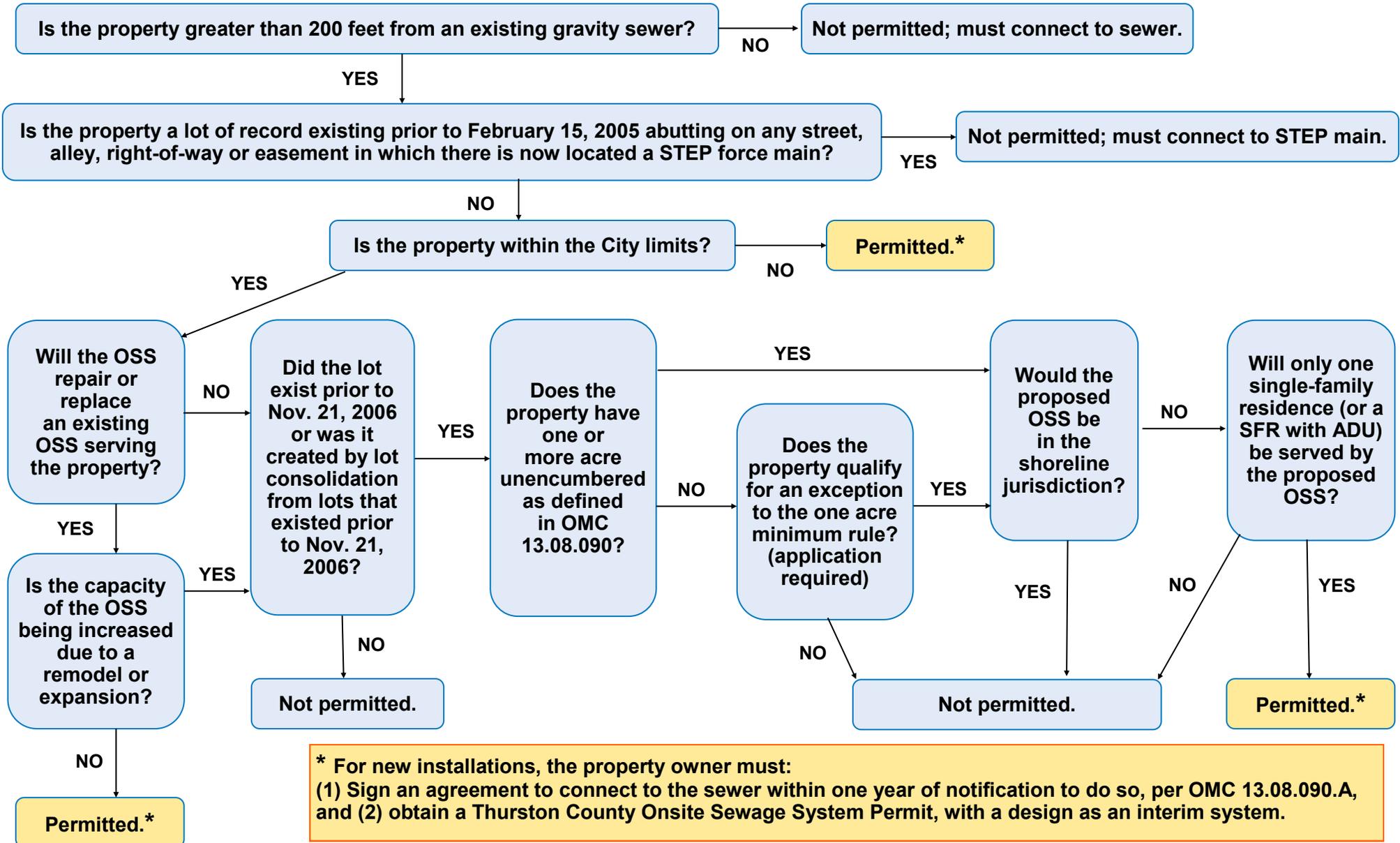


Onsite Sewage System (OSS) - Permitting Flowchart / City of Olympia Sewer Service Area

To determine when onsite sewage systems can be installed or repaired/replaced in case of failure

CITY OF OLYMPIA PUBLIC WORKS DEPARTMENT

APRIL 2019



The following sections of the *Olympia Municipal Code (OMC)* address the repair, replacement, and installation of onsite sewage systems within the Olympia city limits and its Urban Growth Area. Visit olympiawa.gov/septicosewer.

From 13.08.020 Connection required when

1. The owner or occupant of any lands, buildings or premises shall not be required to connect the lands, buildings or premises to the public sewer so long as the property is served by an existing lawfully functioning onsite sewage system. In the event any lands, buildings, or premises are served by an onsite sewage system which fails to function and cannot be remedied through minor repairs, and there is a public sewer available within two hundred (200) feet of the property, the owner or occupant shall be required to connect the property to the public sewer. All premises within two hundred (200) feet of a public sewer main shall be deemed to be within the area served by such public sewer. The distance to the public sewer shall be measured from the nearest adequate public sewer, by way of a public right-of-way or easement, to the nearest edge of the property. In the event lands, buildings, and premises are served by an individual onsite sewage system which fails to function and there is no public sewer available within two (200) hundred feet and a replacement individual system cannot be lawfully approved to serve the property, it must nevertheless be connected to the public sewer or the premises shall cease to be occupied. A user can avoid the requirement to connect by discontinuing the generation or discharge of any waste from the site and abandoning the onsite sewage system. The abandonment of the onsite sewage system shall be in accordance with Thurston County Environmental Health regulations.
2. Pursuant to RCW 35.21.940, upon the failure of an on-site septic system for which the City requires a connection to a public sewer system, the owner of such system may appeal the City's recommendation for denial of the permit to repair or replace existing, failing on-site septic systems that:
 - (a) Were made for a single-family residence by its owner or owners;
 - (b) Were denied solely because of a law, regulation, or ordinance requiring connection to a public sewer system; and
 - (c) Absent the applicable law, regulation, or ordinance requiring connection to a public sewer system upon which the denial was based, would be approved.
3. Any such appeal of the City's recommendation in circumstances set forth in subsection 2 shall be to the City's hearing examiner as provided in OMC 18.75.020, who will consider, at a minimum whether:
 - (a) It is cost-prohibitive to require the property owner to connect to the public sewer system. In complying with this subsection 3(a) the city must consider the estimated cost to repair or replace the on-site septic system compared to the estimated cost to connect to the public sewer system;
 - (b) There are public health or environmental considerations related to allowing the property owner to repair or replace the on-site septic system. In complying with this subsection (3)(b), the city must consider whether the repaired or replaced on-site septic system contributes to the pollution of surface waters or groundwater;
 - (c) There are public sewer system performance or financing considerations related to allowing the property owner to repair or replace the on-site septic system; and
 - (d) There are financial assistance programs or latecomer agreements offered by the city or state that may impact a decision of the property owner to repair or replace the on-site septic system.

A copy of the City hearing examiner's decision shall be provided to the appropriate official at Thurston County for consideration in the County's decision to approve or deny the permit or in consideration of an appeal. Appeal of the final permit decision made by Thurston County shall be made through the appropriate Thurston County appeal process.

4. Within the area to be served by the public sewer of the City as it now exists and as it may be improved and extended in the future, the owner of each lot or parcel of real property, upon which is a building or structure for human occupation or use for any purpose shall, within thirty days of notification by the City for connections to be made therewith, cause a connection to be made between the sewage system and each such building or structure within such lot or parcel.
5. If any connection to the public sewer is not made within the time provided in this Section, the City Engineer or such other employee of the City as the City Council may hereafter designate is authorized and directed to cause such connection to be made and to file a statement of the cost with the City Treasurer, and a check shall be issued under the direction of the City Council by the City Treasurer, and drawn on the sewer fund of the City for the payment of such cost. Such amount, together with a penalty of ten percent (10%), plus interest at the rate of six percent (6%) per year upon the total amount of such cost and penalty, shall be assessed against the property upon which the building or structure is situated, and shall become a lien thereon as provided in this chapter. Such total amount, when collected, shall be paid into the sewer fund.

From 13.08.090 - Sewer connection type

- A. New onsite sewage systems shall be permitted within the city limits only to serve a single-family residence or a single-family residence with an accessory dwelling unit, provided:
 1. The property being served is an undeveloped lot of record located more than two hundred (200) feet from an available sewer, as determined by the Public Works Director or his/her designee, and the lot is either larger than one (1) acre or is granted an exception to the lot size requirement under Section 5 below; and
 2. The lot existed prior to November 21, 2006, or was created through consolidation of lots in existence prior to November 21, 2006; and
 3. Onsite sewage systems for new development within the shoreline jurisdiction, as defined in the Shoreline Master Program, are prohibited, regardless of lot size; and
 4. The lot size determination shall include only those portions of a lot unencumbered by streams and important riparian areas, wetlands and small lakes, landslide hazard areas, and their associated buffers as defined in OMC 18.32.
 5. Exceptions to the one acre minimum lot size will be considered by the Public Works Director or his/her designee when application is made in writing to the Public Works Director. Application shall be made on forms provided by the City. New onsite sewage systems for undeveloped lots of record smaller than one (1) acre will be evaluated using the following criteria:
 - a. New onsite sewage systems shall not be permitted on lots located within an area at high risk for onsite septic systems, nor within a marine recovery area, nor within a shellfish protection area, as determined by input from Thurston County Environmental Health; and
 - b. New onsite sewage systems shall only be permitted on lots served by public water service; and
 - c. New onsite sewage systems shall not be permitted within two hundred (200) feet of an available sewer as defined in OMC 13.08.020; and
 - d. New onsite sewage systems shall not be permitted on lots smaller than 12,500 square feet. The lot size determination shall include only those portions of a lot unencumbered by streams and important riparian areas, wetlands and small lakes, landslide hazard areas, and their associated buffers as defined in OMC 18.32. The lot must have existed prior to November 21, 2006, or have been created through consolidation of lots in existence prior to November 21, 2006.
6. Each property owner constructing a new residence with a new onsite sewage system located within the Urban Growth Boundary, including those within the city limits, shall enter into an Agreement for Interim Onsite Sewage System with the City, agreeing to connect the residence directly to the public sewer in accordance with the provisions herein within one (1) year after the date of official notice to connect; provided, that an available sewer is within two hundred (200) feet of the property. In addition, the following shall apply to new onsite sewage systems:
 - a. Permitted onsite sewage systems shall be considered interim facilities and must be designed and constructed to facilitate conversion to the public sewer when sewer becomes available; and
 - b. Recording fees shall be paid upon the submittal of a signed Agreement for Interim Onsite Sewage System; and
 - c. Following execution, the agreement shall be recorded by the City in the records of the Thurston County Auditor; and
 - d. Said agreement shall terminate if at any time any project application or approval expires or is revoked for any reason; and
 - e. Any cost of sewer extension required at the time of connection shall be borne in whole by the property owner.

