

ONSITE SEPTIC SYSTEM PROGRAM UPDATES **NEWSLETTER**



Spring Edition

May 1st 2025

BEGINNING OF SEASON

Welcome to another season of Onsite Septic System installs, repairs, and connections. The biggest news for the season is the WAC 246-272A revision that went into effect on April 1st. I have attached a short summary of the changes and added Table IV–Minimum Horizontal Separations. For detailed information please reference the state site [On-site Sewage System Rule Revision | Washington State Department of Health](#).

Onsite Septic System Inspections

Please submit all inspection requests to our dedicated email: inspections@cdhd.wa.gov. This ensures your inspection request has been received. This email is checked often on a daily basis.

Requests should be 48 hours in advance to provide inspectors time for scheduling.

Please feel free to upload a completed [As-built Form & Drawing](#) with the inspection request.

I have asked our inspectors to request the As-built Form & Drawing prior to conducting our final inspection.

Please refrain from requesting inspections through the SmartGov Portal as inspectors are not tracking these requests.

If you do not receive a response within 24 hours, please contact our Program Assistant–Susan Baker at 509-886-6421 or susan.baker@cdhd.wa.gov. You can also contact us through our general Chelan-Douglas Health District number at 509-886-6400 or our general email: chsupport@cdhd.wa.gov.

ALWAYS WORKING FOR A SAFER AND HEALTHIER COMMUNITY

OUR INSPECTOR COVERAGE AREAS AND INSPECTION SCHEDULES ARE AS FOLLOWS:



RICHMOND PETTY
REHS (ONSITE PROGRAM SUPERVISOR)

EMAIL: richmond.petty@cdhd.wa.gov
OFFICE: 509-886-6432
WORK CELL: 509-881-7804

Leavenworth Area
1. Chumstick Area
2. Dryden
3. Lake Wenatchee
4. Leavenworth
5. Peshastin
6. Plain

INSPECTION DAYS
Mondays & Wednesdays

South Chelan County
South/East Douglas County Areas

1. Cashmere
2. East Wenatchee-Douglas County
3. Malaga
4. Monitor
5. Palisades-Douglas County
6. Remote Douglas County
 - Banks Lake, Grand Coulee, Manfield, Rimrock Meadows, Withrow
7. Rock Island-Douglas County
8. Squilchuck Area
9. Sunnyslope Area
10. Waterville-Douglas County
11. Wenatchee

INSPECTION DAYS
Tuesday & Thursdays



JUANITA GARIBAY
REHS

EMAIL: juanita.garibayortiz@cdhd.wa.gov
OFFICE: 509-886-6467
WORK CELL: 509-433-5398



INSPECTION DAYS
Tuesdays & Thursdays

DOMINICK CIMMIYOTTI
EHS I
EMAIL: dominick.cimmiyotti@cdhd.wa.gov
OFFICE: 509-886-6464
WORK CELL: 509-683-6652

North Chelan County
North Douglas County Areas

1. Ardenvoir
2. Beebe Bridge Area-Douglas County
3. Brewster
4. Bridgeport-Douglas County
5. Chelan
6. Chelan Falls
7. Chelan-Lake Rd Area
8. Chelan-Navarre Coulee Area
9. Entiat
10. Manson
11. Orondo-Douglas County

Installer's List Updated



We have updated the Installer's List and condensed it into one form. It will be posted on our website soon, but we plan to submit the list via email to all Installers in the next week or so. Please notify Susan Baker if anything is incorrect, so we can make the appropriate changes.

At this time, we will make every effort to update the list on a quarterly basis.

Training Opportunities

We are in the process of scheduling with WOSSA – Basics of Installation Course and Test for July 24th & 25th at the Aging & Adult Care Facility classroom. The course and test through WOSSA are required to become licensed as an Installer for Chelan & Douglas Counties and satisfy continuing education credits if needed with other health districts or counties.

Please reference the WOSSA site for additional courses.

[In-Person Training-Washington On-Site Sewage Association \(wossa.org\)](http://wossa.org)

If there is a large interest in a certain topic or training, please let us know and we can work with WOSSA to arrange a class locally in our counties.



Local CDHD Code Revision

The health district is in the process of updating our local code – Ch. 4.20 Onsite Sewage Disposal Systems. A number of updates were required based on the WAC revision but we have proposed a number of changes to strengthen and clarify guidelines and also integrate some of Chelan & Douglas County codes that impact septic system treatment and placement. Select members of the CDHD Board of Health (BOH) have work-shopped the proposed changes to the local code and have made some minor adjustments. The local CDHD code revision will be on the agenda for the next Board of Health Meeting (May 19th).

Thank you,

Richmond Petty

A handwritten signature in black ink, appearing to read 'RPetty'.

WAC 246-272A CODE REVISION



New or revised Onsite Septic System (OSS) code requirements to be in effect as of April 1st 2025 and how this will impact your proposed building plans or land division.

- New lots or existing undeveloped lots being served by OSS must have a certain land area that is usable for septic system installation and repairs. This land cannot be under water, paved, too steep, impacted by an easement, under a deck, or otherwise unusable for the OSS. This “box” must be shown on your septic system design site plan and contain just the primary and reserve drainfields.

Soil Type	1	2	3	4	5	6
Minimal Usable Land Area	2,000 sf	2,000 sf	2,000 sf	3,333 sf	5,000 sf	10,000 sf

- Minimum lot sizes have been increased by 500 – 1000 sq ft, depending on soil type and water supply source (individual and shared/two-party well or public water system). **New or existing** undeveloped lots less than this minimum lot size will not qualify for any septic system waivers.

Soil Type	1	2	3	4	5	6
Public Water	21,780 sf (2.5 acre gravity drainfield)	13,000 sf	16,000 sf	19,000 sf	21,000 sf	23,000 sf
Individual or Shared Wells	1.00 acre (2.5 acre gravity drainfield)	1.0 acre	1.0 acre	1.0 acre	2.0 acres	2.0 acres

- Nitrogen-based minimum lot size for small lots. New lots may be allowed to be made smaller than the minimums in the chart above (to no less than 13,000 sf) if certain safety measures are met and nitrogen treatment is installed on the OSS. **Existing** undeveloped smaller lots may require fewer bedrooms or nitrogen treatment or both to be approved for a septic system/building permit.

WAC 246-272A CODE REVISION- CONTINUED



- New setbacks which will need to be shown on any septic system site plan. These items could be on the lot to be developed or a neighboring lot.

20'	Inground water tank/cistern to drainfield
30'	Lined stormwater detention pond to down-gradient drainfield
100'	Unlined stormwater detention pond (up or down-gradient drainfield)
100'	Irrigation ponds or canals (lined or unlined) to drainfields
30'	On-lot stormwater component (up or down gradient drainfield)

- Smaller drainfield areas (from 17% to 29%) are possible if the sewage is treated to a higher standard before discharging into the soil. This applies to both primary and reserve drainfield areas and cannot be combined with any gravelless drainfield reduction.
- Remediation of failing septic systems, rather than a full drainfield replacement, is now allowed under permit and under certain conditions.
- Time-of-sale inspections of all existing OSS prior to transfer of deed or property (to be effective by February 2027 as the Health District is currently developing this program).

PROPOSED UNDER CHELAN-DOUGLAS HEALTH CODE AS OF 2/24/2025

- Renewable Operational Permits required for certain new and repaired septic systems using UV light disinfection, aerobic treatment units, or Table IX Repairs.
- Primary and reserve drainfields on the same property must have a 5' setback.
- Accessory Dwelling Units (ADU) served by the main home's septic system: minimum design flow is 120 gallons per bedroom or per building connection, whichever is greater. Detached shops or garages with only a toilet and sink are exempt. This may require you to expand the existing septic system including the tanks and/or drainfield prior to ADU occupancy approval.

For more information:

- State code revision (history and the revised WAC 246-272A): <https://doh.wa.gov/community-and-environment/wastewater-management/rules-and-regulations/onsite-rule-revision>
- Septic systems (local code and general septic system questions): Richmond Petty (509) 886-6432 or richmond.petty@cdhd.wa.gov.

(Effective April 1, 2025)

WAC 246-272A-0210 Location. (1) OSS must be designed and installed to meet at least the minimum horizontal separations shown in Table IV:

**Table IV
Minimum Horizontal Separations**

Items Requiring Setback	From edge of soil dispersal component and reserve area	From sewage tank and distribution box	From building sewer, and nonperforated distribution pipe
Well	100 ft.	50 ft.	50 ft.
Public drinking water well	100 ft.	100 ft.	100 ft.
Nonpublic drinking water well	100 ft.	50 ft.	50 ft.
Public drinking water spring or surface water measured from the ordinary high-water mark	200 ft.	200 ft.	100 ft.
Nonpublic drinking water spring or surface water measured from the ordinary high-water mark ¹	100 ft.	50 ft.	50 ft.
Nonpublic, in-ground, drinking water containment vessel ³	20 ft.	10 ft.	10 ft.
Pressurized water supply line or easement for water supply line	10 ft.	10 ft.	10 ft.
Closed geothermal loop ⁴ or pressurized nonpotable water line	10 ft.	10 ft.	10 ft.
Decommissioned well (decommissioned in accordance with chapter 173-160 WAC)	10 ft.	N/A	N/A
Surface water measured from the ordinary high-water mark	100 ft.	50 ft.	10 ft.
Building foundation/in-ground swimming pool	10 ft.	5 ft.	2 ft.
Property or easement line	5 ft.	5 ft.	N/A
Lined ⁵ stormwater detention pond ⁶			
Down-gradient ⁷ :	30 ft.	N/A	N/A
Up-gradient ⁷ :	10 ft.	N/A	N/A
Unlined ⁸ stormwater infiltration pond ⁶ (up or down-gradient) ⁷	100 ft.	50 ft.	10 ft.
Irrigation canal or irrigation pond (up or down-gradient)	100 ft.	50 ft.	10 ft.
Interceptor/curtain drains/foundation drains/drainage ditches			
Down-gradient ² :	30 ft.	5 ft.	N/A
Up-gradient ² :	10 ft.	N/A	N/A
Subsurface stormwater infiltration or dispersion component ⁶			
Down-gradient ⁷ :	30 ft.	10 ft.	N/A
Up-gradient ⁷ :	30 ft.	10 ft.	N/A

Items Requiring Setback	From edge of soil dispersal component and reserve area	From sewage tank and distribution box	From building sewer, and nonperforated distribution pipe
Other site features that may allow effluent to surface			
Down-gradient ² :	30 ft.	5 ft.	N/A
Up-gradient ² :	10 ft.	N/A	N/A
Down-gradient cuts or banks with at least 5 ft. of original, undisturbed soil above a restrictive layer due to a structural or textural change	25 ft.	N/A	N/A
Down-gradient cuts or banks with less than 5 ft. of original, undisturbed soil above a restrictive layer due to a structural or textural change	50 ft.	N/A	N/A
Soil dispersal components serving a separate OSS	10 ft.	N/A	N/A

¹ If surface water is used as a public drinking water supply, the designer shall locate the OSS outside of the required source water protection area.

² The item is down-gradient when liquid will flow toward it upon encountering a water table or a restrictive layer. The item is up-gradient when liquid will flow away from it upon encountering a water table or restrictive layer.

³ Any in-ground containment vessel used to store drinking water.

⁴ A network of underground piping carrying fluid under pressure used to heat and cool a structure.

⁵ Lined means any component that has the intended function of detaining the stormwater with no intention of dispersal into surrounding soil.

⁶ OSS components take precedence in cases of horizontal setback conflicts between OSS and stormwater components.

⁷ Down-gradient means that subsurface water flows toward and is usually located lower in elevation. Up-gradient means subsurface water does not flow toward and generally flat, or flows away from and generally located higher in elevation.

⁸ Unlined means any component that has the ability to or intended function of infiltrating the stormwater.

(2) When conditions indicate a greater potential for contamination or pollution, the local health officer may increase the minimum horizontal separations. Examples of such conditions include, but are not limited to, excessively permeable soils, unconfined aquifers, shallow or saturated soils, dug wells, and improperly abandoned wells.

(3) The local health officer may allow a reduced horizontal separation to not less than two feet from where the property line, easement line, or building foundation is up-gradient.

(4) The local health officer may require an applicant to demonstrate the OSS meets (a), (b), or (c) of this subsection when determining if a horizontal separation to a minimum of 75 feet between an OSS dispersal component and a water well, spring, or surface water that is not a public water source is allowed:

(a) Adequate protective site-specific conditions, such as physical settings with low hydrogeologic susceptibility from contaminant infiltration. Examples of such conditions include evidence of confining layers, an aquatard that separates potable water from the OSS treatment zone, excessive depth to groundwater, down-gradient contaminant source, or outside the zone of influence; or

(b) Design and proper operation of an OSS with enhanced treatment performance beyond that accomplished by meeting the vertical separation and effluent distribution requirements described in Table VI in WAC 246-272A-0230; or

(c) Evidence the OSS satisfies the requirements of (a) and (b) of this subsection.

(5) Persons shall design or install a soil dispersal component only if:

(a) The slope is less than 45 percent or 24 degrees;

(b) The area is not subject to:

(i) Encroachment by buildings or construction such as placement of power poles and underground utilities;

(ii) Cover by impervious material;