Sewerage System Policy for

Setback from Wells Based on Repairs or Alterations

This document provides additional detail to the document *Sewerage System Regulation Amendments*.

Section 3.1(2)(b) of the Sewerage System Regulation (SSR) requires a sewerage system setback distance of no less than 30m from wells that supply a domestic water system.

Note: "sewerage system" is defined in the SSR and includes components for treatment and a discharge area. To determine if components which connect the structure to the sewerage system are included/excluded, review the Sewerage System Standard Practice Manual (III – 6.3) and the B.C. Plumbing Code Division A Part 1 Section 1.1 and Figure A-1.4.1.2.(1)-L for guidance.

This setback provision applies to the construction of new sewerage systems and can be varied by a professional competent in the area of hydrogeology. Systems are considered to be "new" if the filing documents relevant to their construction were submitted to the health authority by authorized persons on or after June 25, 2010.

Note: An "authorized person" under the Sewerage System Regulation is a registered onsite wastewater practitioner or a professional as defined in the SSR and outlined in the document *Authorized Persons under the Sewerage System Regulation*

The policy outlined below is intended to provide clarification regarding how Section 3.1 applies to sewerage systems requiring repairs or alterations (as deemed necessary by authorized persons or homeowners). This policy also addresses the requirements for septic tanks based on property redevelopment or expansion proposals.

Sewerage System Policy for Setback from Wells Based on Repairs or Alterations

1) Sewerage system repairs are to be carried out in accordance with the Sewerage System Regulation (the regulation) and acceptable standard practice.

2) Existing sewerage systems – installed in accordance with the regulation before June 25, 2010 – that require repairs or alterations and *maintain the original daily design flow* are not required to meet section 3.1 of the regulation.

3) Existing sewerage system septic tanks installed in accordance with the regulation before June 25, 2010 – that require replacement and/or additional septic tanks to be installed in series are not required to meet section 3.1 if the upgrade is to address a performance issue with the system, while *maintaining the original daily design flow.* Examples of performance issues may include but are not limited to:
    - leaking or overflowing tanks,
    - clogged influent/effluent lines,
    - tanks that have shifted or settled – negatively impacting effluent flow or sources of drinking water.
   Performance issues are to be considered separately from situations requiring increased capacity (daily design flow) due to new property development.

4) Existing sewerage systems that require replacement or additional septic tanks to *increase capacity (daily design flow)* for new developments are required to meet section 3.1 of the Sewerage System Regulation, with the exception of sewerage systems described in #5, below. A new filing under section 8 of the Sewerage System Regulation is required in this case. Examples of new developments that may require increased capacity include but are not limited to:
    - The addition of new detached structures on the property
    - The redevelopment of an existing property from single to multiple dwellings (duplex to fourplex, for example)
    - The addition of new suites or bedrooms to an existing structure

5) Existing sewerage systems requiring replacement or additional septic tanks to increase capacity for new developments for which "repair" filings were received and date-stamped by the health authority before June 25, 2010 are not required to meet section 3.1.

6) Any repairs or modifications to illegally installed sewerage systems (i.e., systems that were not installed in accordance with the regulation at the time of installation) are required to comply with all provisions of the Sewerage System Regulation, including section 3.1.