

# BCOSSA Maintenance Plan Example

NOTE: In accordance with the Sewerage System Regulation section 10 the owner must:

10 (1) An owner must ensure that a sewerage system on the owner's land is maintained in accordance with the maintenance plan provided in respect of the sewerage system.

(2) An owner must keep records of maintenance carried out under subsection (1)

## Maintenance Plan System Installation 123 Maple st

System Description:

The system located at the above mention property is a Type 1 treatment system with an effluent discharge into a pressurised single zone drip dispersal field area. Sewage flows by gravity to an 3410L septic tank treatment method. The treated effluent moves to a 1363L pump chamber for distribution to the field area.

### Definitions:

**Owner or User** means any person or persons who is the owner of the property or is the tenant / user of the property and who has control over or is the person(s) or entity who generates sewage wastewater in a building and has the wastewater entering a sewerage system.

It is recommended that where there are tenants occupying the premises that any rental or lease agreement to contain clauses for the care and use of the sewerage system to be in accordance with this Maintenance Plan.

**Authorized person** means the person as set down in the BC Public Health Act, Sewerage System Regulation who is authorized to maintain a sewerage system.

**Care and Use of a Sewerage System** means the list of criteria of do's and don'ts that the Owner or User of the sewerage system must, at all times, comply with.

### OWNER RESPONSIBILITIES

The Owner shall only allow "**domestic sewage**" having a pH of 6.5 to 8.5 and as defined in the Sewerage System Regulation as being (a) human excreta, and (b) waterborne waste from the preparation and consumption of food and drink, dishwashing, bathing, showering, and general household cleaning and laundry to enter into the sewerage system, and, that the influent characteristics are in accordance with Canadian Standards Association current publication of B65 - Installation Code for Decentralized Wastewater Systems definition of Residential Wastewater strength being:

- (a) BOD5: 300 mg/L;
- (b) TSS: 350 mg/L;
- (c) total N: 70 mg/L;
- (d) total P: 15 mg/L; and
- (e) fats, oils, and greases (FOG): 35 mg/L

The Owner / User shall follow the current publication of the Care and Use of a Sewerage System and/or any written instructions provided by an authorized person.

Unless provided for in the design of the System, an in-sink garbage disposal unit shall not be installed.

The facilities shall be properly maintained and operated in accordance with the Care and Use of a Sewerage System, laws, regulations and bylaws, and, the approved system design, plans, specifications, improvement and operation at all times.

Adequate measures shall be taken at all times to divert storm-water, runoff or snow melt water away from the drain field area and not to allow storm-water, runoff or snow melt water to enter the sewerage system works, including any leakage from solids waste disposal bins/containers.

The owner and/or users shall take steps to keep water usage at a minimum to avoid excess hydraulic loading on the System and drain field area.

**The volume of wastewater entering the system shall not exceed the two thirds (2/3) daily design flow rate as stated within the Record of Sewerage System Filing as accepted by the local health authority.**

The Owner shall be responsible to ensure that the System's service access hatches are safe and secure at all times.

The Owner shall ensure that the area of land that has any sub-surface venting is protected from vehicle loading, excessive snow loading and from loading of snow resulting from snow clearing operations.

The Owner shall ensure that there is **NO**:

- Snow Removal dumped on top of the tanks or service access hatches.
- Trash, soil or dirt from any source is dumped onto the sewerage system works or after the sewerage system is installed.
- Vehicle loading on top of the tanks or drain field.
- Landscaping activities such as, but not limited to, retaining walls, or soil or fill is added to the site after completion of the installation of the sewerage system without the written permission of an authorized person.

## **CARE AND USE OF A SEWAGE SYSTEM**

### **CHEMICALS TO AVOID OR CAREFULLY CONTROL**

## **DISINFECTANTS OR BLEACHES**

Use in small quantities only.

When available use non-chlorine cleaners that are biodegradable and non-toxic.

## **ALL DETERGENTS**

Should be low-suds, biodegradable, and low phosphate and contain either Baking Soda or Washing Soda. (examples are: Arm & Hammer, VIM, and ALL products)

## **PAPER PRODUCTS**

Use only white paper products. Natural bacteria do not eat colour dyes in paper and therefore do not breakdown coloured paper. Non-bleached paper (brown in colour) takes a long time to breakdown and can therefore clog septic tanks and treatment systems.

**NO LIQUID FABRIC SOFTENERS** should be used. These products typically contain quaternary ammonia that is toxic to the bacteria. PLEASE USE DRYER SHEETS.

**NO TOILET BOWL TABLETS SHOULD BE USED.**

**NO BACKWASH DISCHARGE FROM WATER SOFTENERS.**

**NO OILS, GREASES, CHEMICAL WASTES OR LATEX PAINTS.**

**NO HARSH CHEMICALS OR TOXINS SHOULD BE PUT INTO THE SYSTEM**  
(household paints / solvents / thinners / caustic cleaners / pesticides / herbicides etc)

## **OBJECTS NOT TO BE PUT INTO THE SYSTEM AT ANY TIME**

DISPOSABLE BABY DIAPERS

SANITARY NAPKINS

HAIR

BANDAGES

RAGS

COTTON BALLS

STRINGS

CONDOMS

PLASTICS

COFFEE GROUNDS

CIGARETTE BUTTS

METAL OBJECTS

MUD, STICKS

PAPER TOWELS

AUTOMOTIVE FLUIDS

EGG SHELLS,

BONES

MELON RINDS

CORN COBS

BLEACH WIPES

HOME BREWERY WASTE

UNUSED MEDICINE  
WIPES BABY WIPES

### **Laundry Loading**

Spread laundry over a several days or limited the number loads per day.

### **In-sink garbage disposal units**

DO NOT USE IN-SINK GARBAGE DISPOSAL UNITS, UNLESS THE SEPTIC TANK OR TREATMENT UNIT AND THE DRAIN FIELD HAVE BEEN DESIGNED AND INSTALLED TO ACCOMMODATE THE USE OF THE IN-SINK GARBAGE DISPOSAL.

### **Septic Tank Additives**

**DO NOT USE**

### **Daily Design Sewage Flow Rate**

The provincial authorities have authorized the use of a sewerage system for the property based on the total daily sewage flow from the building(s) not exceeding 1300L/per day based on an average daily flow rate of 650L/per day.

1. Leaking fixtures and appliances are to be repaired to stop any leakage. Leaking will increase the daily flow rate and may exceed the authorized operating conditions and damage the treatment system, including the drain field.

### **Drain Field Protection**

**DO NOT pave over, place heavy items on top of, or park vehicles on or allow livestock on top of the drain field.**

**DO NOT over water the drain field area**

**DO NOT dispose of yard or garden waste on top of the drain field.**

**DO NOT conduct landscaping activities such as, but not limited to, retaining walls, or soil / fill being added to the site after completion of the installation of the sewerage system without the written permission of an authorized person.**

**Under BC legislation, only authorized persons are allowed to design, install, alter, repair or maintain sewerage systems. Homeowners can be supervised by an authorized person to do these things. Consult with the authorized person in your area.**

**VIOLATIONS OF THE ABOVE MAY VOID PRODUCT WARRANTIES AND/OR DAMAGE THE DRAIN FIELD AND CREATE A HEALTH HAZARD**

### **MAINTENANCE OF SEWERAGE SYSTEM COMPONENTS**

Settling Tank (Trash Collection Chamber)

Annually check combined sludge and scum accumulation levels. Sludge accumulation that exceeds 1/3 of the tank's depth the tank's contents must be removed.

#### Effluent Filters

Annually clean the effluent filter by washing the unit with fresh water and letting the water and material remain in the tank.

#### Aerobic Treatment Unit / Packaged Treatment Unit

Bi-annually or refer to the attached aerobic treatment unit or packaged treatment plant manufacturer's maintenance requirements.

#### Discharge Pump Chamber

Annually:

- (a) confirm pumps operating normally
- (b) confirm high-level alarm is operational
- (c) check sludge accumulation levels and pump out and clean as needed. Sludge accumulation that exceeds 8 inches in thickness at any location in the tank must be removed.
- (d) If a data logging controller is installed, download the pump controller's logged events and determine the daily flow rate from the logged events.

#### Pressurized Drain Field

Annually

- (a) Confirm pump operation and record voltage and amp readings if possible.
- (b) flush each dispersal field lateral sequentially with clean water.
- (c) Check operation of any valves
- (d) Confirm squirt height and re-set any in-line lateral valves as needed.
- (e) Inspect sand mound topsoil cap and replace settled or disturbed soil and re-vegetate as required.

***ONLY A REGISTERED ONSITE WASTEWATER PRACTITIONER (ROWP) SHALL EITHER CONDUCT THE MAINTENANCE OR DIRECTLY SUPERVISE OTHERS TO CONDUCT THE MAINTENANCE DESCRIBED HEREIN.***

#### **System Components:**

- Microfast 0.375 Treatment method with control panel
- 1364L pump chamber and simplex McDonald high lift pump
- Simplex SJ Rhombus EZ Series control panel and floats
- 115 micron Netafim disk filter (or equivalent)

#### Field:

- seepage bed dispersal field (see construction record drawing)
- 125 meters Netafim Drip line

#### **Control Panel Settings**

The transducer is set at the panel as follows:

- On ten minutes
- Off 50 minutes

**Performance:**

**See attached product manuals**

**Contact List:**

Service and maintenance

Other matters

**Owner acknowledges receiving, reviewing, and understanding this plan:**

Print Name: \_\_\_\_\_

Signed: \_\_\_\_\_

Date: \_\_\_\_\_