



Understanding Wastewater Systems

Presented by

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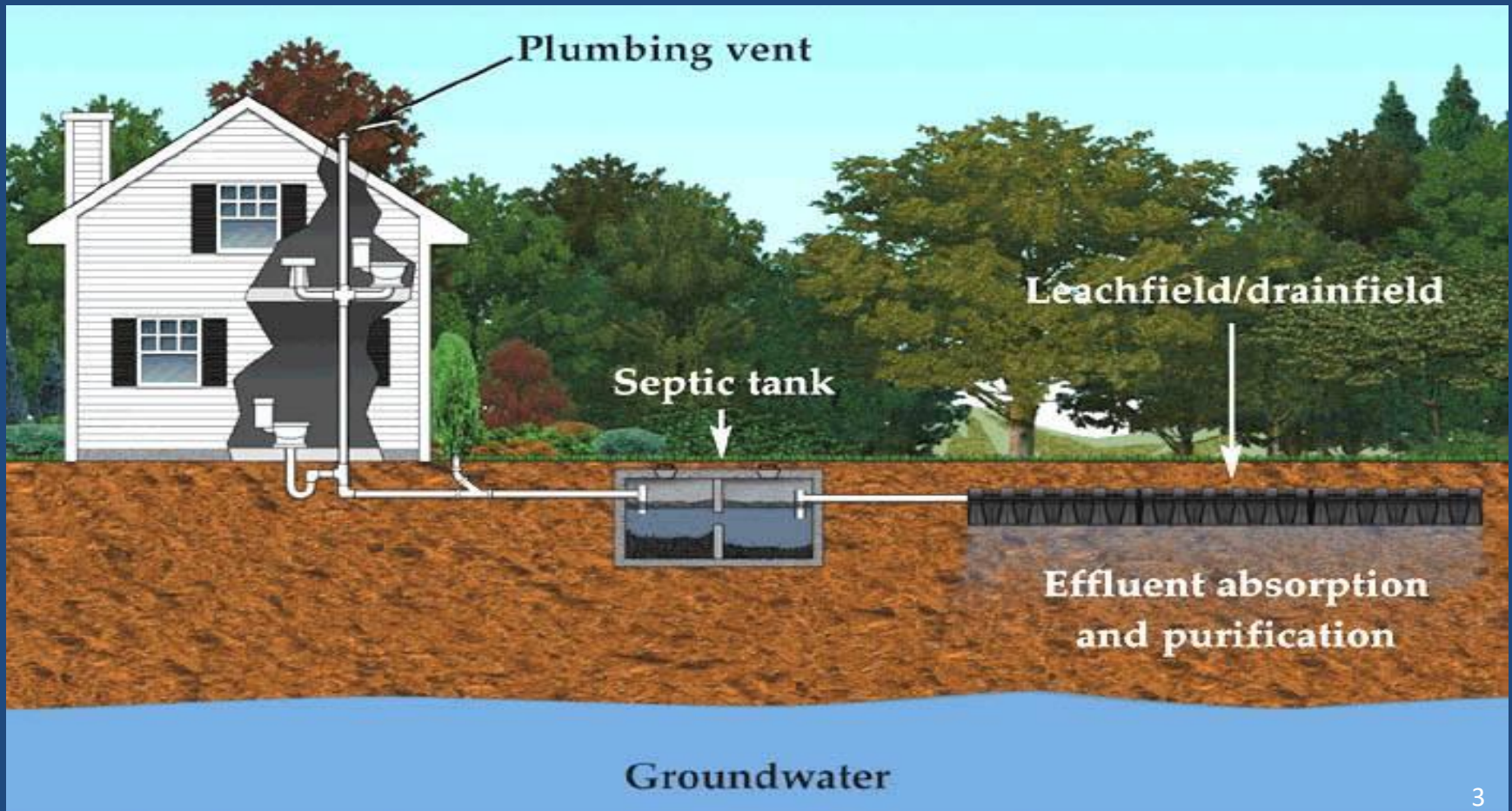
Yavapai County Development Services

Purpose of an Onsite Wastewater System

- **Protect Our Water**
 - **Protecting the Environment**
 - **Protect Public Health**

How Your Wastewater System Works

Conventional Septic System Consists of:



The Disposal Field

Leach Bed

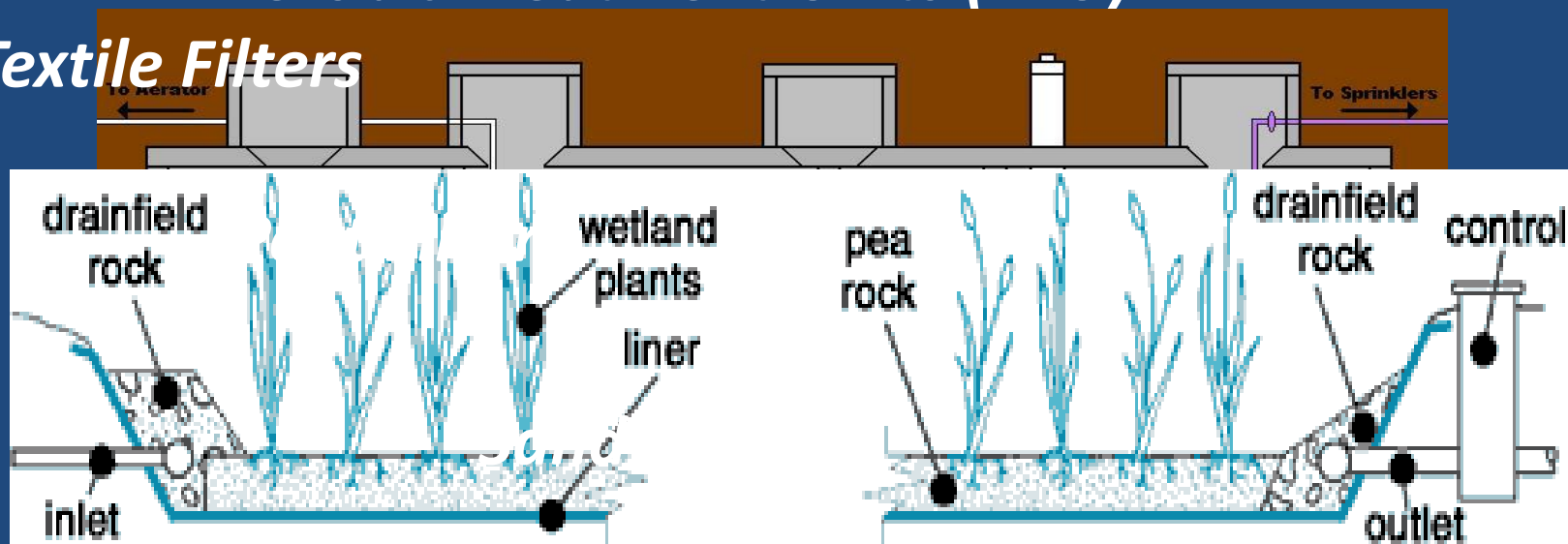


Alternative Systems are used when site/soil conditions **DO NOT** meet the design criteria for conventional septic systems.

Alternative Systems Common To Our Area Include:

Aerobic Engineered Pad (AETU)

Textile Filters



ET Bed (Evapotranspiration)

What is *NOT* a wastewater system

Cesspool

55-gallon drums

VW Bug



Questions?

Transfer of Ownership

What State Regulations Apply?

- Inspection conducted within 6 months of close.
- An inspection is **REQUIRED** (AAC R18-9-A316) for each system on the property.
- Report has to be shared with the buyer before close of escrow.



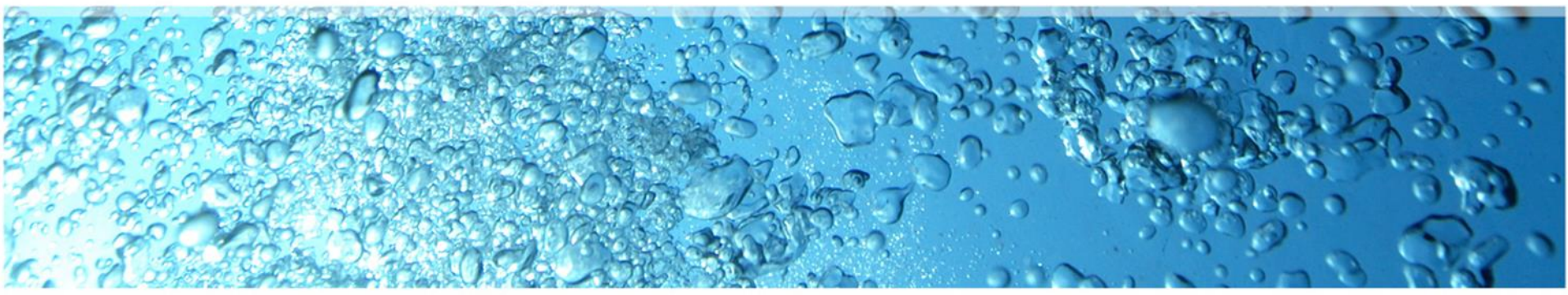
Transfer of Ownership

What State Regulations Apply?

- **Permitting records and O & M information given to the new owner.**
- **Buyer is required to file a Notice of Transfer (and \$50.00 fee) to Yavapai County**

Transfer of Ownership

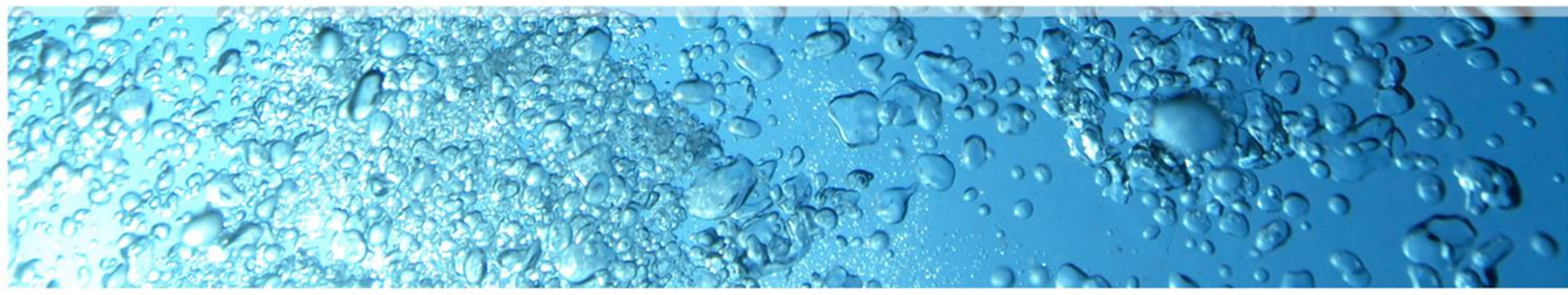
<https://yavsecprod.yavapai.us/TOWDS/>



Transfer of Ownership

Common Questions

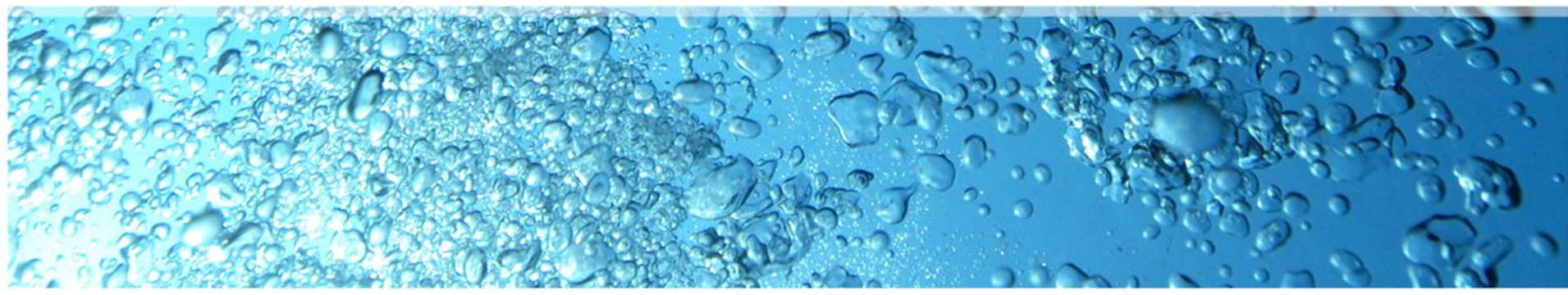
- **Can there be more than one system on the property? Yes**
 - **Each needs to be inspected**
 - **One Transfer of Ownership fee for the PROPERTY.**
- **Who should be at the inspection?**



Transfer of Ownership

Common Questions

- **What if:**
 - **There is no permit documentation?**
 - **The system was never used?**
- **Can the inspection process stop a transfer?**



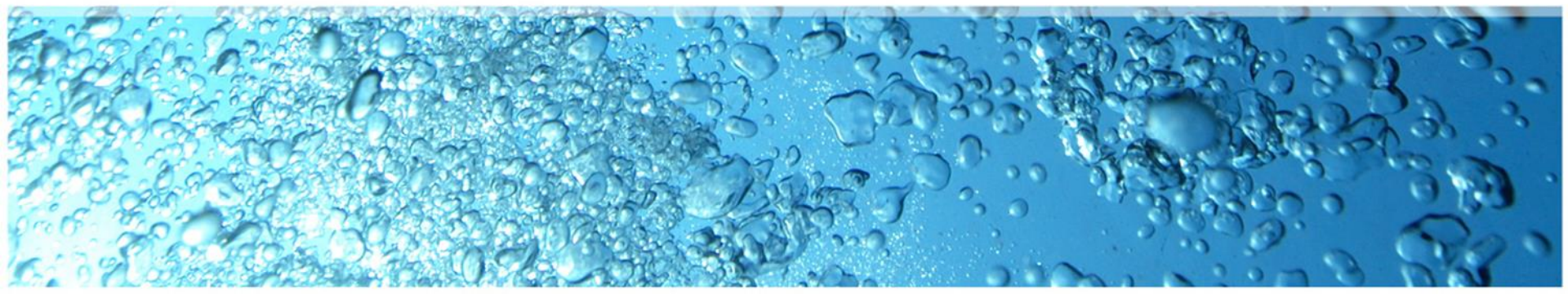
Permit Copies are easy to get

Know Your Assessor's Parcel Number
Or Your Property Address

- Call Yavapai County's Information Request Line: 928-442-5450
- Email us: development.services.requests@yavapai.us
- Go the Permit Information Web Portal



Questions?



What You Should Do To Maintain Your Septic System

1. It's important to know what type of system you have.
2. Maintain a file of permits & other system documents including O & M information.
3. Keep records of all inspections, pumping & repairs.
4. Learn & mark the location of your septic tank, disposal field & other system components – Get a sketch from the County or draw a sketch of the system.

5. Establish a relationship with a licensed contractor or inspector for tank pumping, inspections & servicing of your system.
6. Call a licensed professional if you experience problems or observe indications of a system failure.
7. Have your system inspected & the tank pumped every 3-5 years depending on it's size, use & number of residents.
8. Alternative systems with mechanical or electrical components should be inspected annually.

- 9. Consult with your County Environmental Agency if your system needs repairs or expansion – Permits are usually required for changes to your system.**
- 10. Divert all sources of water away from your septic system (i.e. surface water, rain water, downspouts, French drains, & sump pumps).**
- 11. Conserve water to avoid overloading the system.**
- 12. Repair leaky faucets & toilets; install modern water saving fixtures.**

- 13. Limit the use of a garbage disposal OR don't use one. More frequent pumping is usually necessary when using a garbage disposal. Put garbage in the trash Or compost only veggies.**
- 14. Be skeptical about using commercial septic tank additives. Some may be harmful & have not been proven to eliminate the need for regular pumping of the septic tank.**



Questions?