

University of Arizona's Recommendations
for
Inspecting Properties with Cesspools
(Developed by Kitt Farrell-Poe & Jake Garrett)

Cesspools are excavations that receive household wastewater. They are essentially outhouses with running water. Since there is little or no treatment, cesspools can contaminate groundwater. Also, cesspools often have no lids covering the opening causing safety concerns. Both situations are the reason that cesspools have not been approved for use in Arizona since 1976. In fact, current Arizona Department of Environmental Quality (ADEQ) regulations on cesspools specifically prohibit their use for sewage disposal [R18-9-A309(A)(4) and R18-5-408(D)].

Inspector's Responsibilities

So what do you do if, while you are inspecting a property for the Transfer of Ownership program, you discover that the property has a cesspool as its only waste disposal system? The University of Arizona's Onsite Wastewater Education Program recommends taking the following steps:

1. Once you have discovered that the property has a cesspool for its waste disposal, your inspection becomes one of full disclosure to the buyer and no longer qualifies as an inspection for the Transfer of Ownership program as ADEQ does not recognize cesspools as legitimate onsite wastewater treatment facilities.
2. Fill out the Report of Inspection to Section 7. At Section 7, write in "**CESSPOOL.**"
3. Draw a diagonal line through the remainder of the pages to Section 11 as these sections only apply to recognized, legitimate onsite wastewater treatment systems.
4. In Section 11 (Other Comments), write in your observations on the hydraulic and structural soundness of the cesspool.
 - a. Because the amount of information you should be providing will exceed the one line offered in Section 11, provide your comments in a separate attachment (therefore, Section 11 should state "**see attachment(s)**" or "**see attached letter.**"
 - b. Fully describe your findings including how the cesspool was installed (timber, concrete block, car body, etc.).
 - c. If possible include/attach pictures of the inside of the cesspool to give visual support of your findings.
 - d. Include/attach the two ADEQ rule citations supporting your reasoning for not continuing with the Transfer of Ownership inspection.
 - e. Include/attach any county ordinances, policies, etc.
 - f. You may want to include a copy of the 2008 letter from ADEQ on their position on cesspools.
5. In Section 12, DO NOT complete Part A. Part A is for legal, legitimate, recognized onsite wastewater treatment facilities.
6. In Section 13, DO NOT sign unless you a) cross-out the words "on-site wastewater treatment facility" and b) replace those words with "cesspool."

Real Estate Agent's Responsibilities:

If you find that your client has a cesspool as their wastewater disposal system, it is important to provide full disclosure to potential buyers. There are qualified inspectors for the Transfer of Ownership inspection program, and you can find them by going to the ADEQ website [<http://www.azdeq.gov/environ/water/engineering/not.html>]. Under no circumstances should you *ever* engage a non-qualified inspector for transfer of ownership inspections.

Arizona Administrative Code Prohibiting Use of Cesspools

R18-9-A309(A)(4).

A person shall not use a cesspool for sewage disposal.

R18-5-408(D).

The use of cesspools is prohibited.

[REDACTED]

7-16-11

The following is information concerning the cesspool found at [REDACTED]. As a Certified Inspector I submit to you the forms for a ADEQ Notice Of Inspection. Note that the only pages that apply to this property are the pages that contain the information about property owner, address, Parcel # and my certification. Note that there are lines drawn through most pages. The reason for this is because cesspools are not recognized as legal systems in the State of Arizona, therefore there are no legal forms that apply to a cesspool.

I will how ever provide you with, not only the ADEQ Notice of Inspection Form but the two letters stating the stand on cesspools by the State of Arizona and [REDACTED] County. Also provided to you in the rest of this page will be a report on the condition and safety of the cesspool located on the property.

**INSTRUCTIONS FOR PREPARING A
 REPORT OF INSPECTION
 FOR AN ON-SITE WASTEWATER TREATMENT FACILITY**

INSTRUCTIONS

Any person selling or transferring ownership of a property served by an on-site wastewater treatment facility (including a conventional septic tank system or and alternative on-site wastewater treatment facility) must retain a qualified Inspector to inspect the facility within six months prior to transferring ownership of the property, (Arizona Administrative Code, A.A.C. R18-9-A316). See Figure 1.

An inspector that is qualified under A.A.C. R18-9-A316, must complete the attached *Report of Inspection* form, and provide it to the seller as required by the Code. If there is more than one on-site system in use on the property, the Inspector shall complete a *Report of Inspection* form for each system.

Before the transfer date (closing date) of the property, the seller shall provide the buyer with the completed *Report of Inspection* form and any other documents in their possession that relate to the permitting or operation and maintenance of the septic tanks systems or alternative on-site wastewater treatment facility. **DO NOT submit this *Report of Inspection* form to ADEQ or the local county permitting agency. The Buyer retains this form after receiving it from the Seller.**

Within 15 calendar days after the date of property transfer, the Buyer shall submit a complete *Notice of Transfer* form (<http://www.azdeq.gov/environ/water/permits/download/presale.doc>) for the change of ownership, and file it with the applicable agency indicated in the *Notice of Transfer* instructions. Information from this *Report of Inspection* form is needed to fill out the *Notice of Transfer* that must be submitted by the Buyer.

Effective February 2, 2007, you may be able to file your *Notice of Transfer* online. Go to the ADEQ web site at <http://www.azdeq.gov/environ/water/permits/onsitenot.html> for further information regarding this.

Qualified inspectors are required to completely and accurately fill out this form to the best of their knowledge.

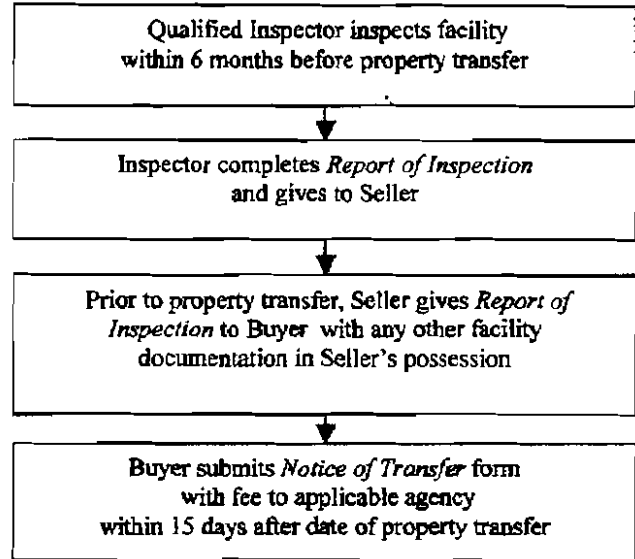


Figure 1. Flowchart of Notice of Transfer Process.

REPORT OF INSPECTION OF AN ON-SITE WASTEWATER TREATMENT FACILITY

1 PROPERTY INFORMATION (All fields are required)

Address XXXXXXXXXXXXXXXXXXXXXXXXXXXX County Gila
 City XXXXXXXXXXXXXXX Zip XXXXXXX Residential property Non-residential property
 Tax Parcel No. XXXXXXXXXXXXXXXXXXXXXX

2 CURRENT OWNER INFORMATION (All fields are required)

Name XX
 Mailing Address XX
 City XXXXXXXXXXXXXXXXXXXX State AZ Zip XXXXXXXXXXXX

3 INSPECTOR INFORMATION (All fields are required)

Inspector Name [REDACTED] NAWT Inspector No. [REDACTED]
 Company Name [REDACTED]
 Address [REDACTED]
 Phone No. [REDACTED] Fax [REDACTED] Email [REDACTED]

4 INSPECTOR QUALIFICATIONS (Inspectors must fill out Section A, and check at least one box in Section B)

A. Coursework requirement		
Name of ADEQ-approved Course: <u>N.A.W.T.</u>		
City where Course was taken	<u>Flagstaff, Az.</u>	Date Completed: <u>[REDACTED]</u>
B. License/Registration (check at least one box)		
<input checked="" type="checkbox"/> Owner of a vehicle with a Human Excreta Collection and Transportation License (a Septage Hauler license), issued pursuant to A.A.C. R18-13-1103. Check one: <input checked="" type="checkbox"/> Owner of license; <input type="checkbox"/> Employee of licensed owner	<u>[REDACTED]</u>	<u>[REDACTED]</u>
<input type="checkbox"/> Wastewater Treatment Plant Operator licensed pursuant to A.A.C. R18-5-101 through 116 (indicate type): <input type="checkbox"/> Grade 1; <input type="checkbox"/> Grade 2; <input type="checkbox"/> Grade 3; <input type="checkbox"/> Grade 4		
<input type="checkbox"/> Arizona Registered Sanitarian		
<input type="checkbox"/> Arizona Professional Engineer		
<input type="checkbox"/> Licensed Contractor (indicate type): <input type="checkbox"/> Residential B-4 or C-41; <input type="checkbox"/> Commercial A, A-12, or L-41; or <input type="checkbox"/> Dual KA or K-41		
<input type="checkbox"/> A person qualifying under another category designated by the Department (describe)		

5 DOCUMENTS CONSULTED (Answer as applicable)

Were facility permit, construction and/or operational records available? No Yes (indicate below)

A) Yes No Discharge Authorization (or Verification) issued on or after January 1, 2001 pursuant to R18-9-A301(D)(2)(c). If yes, indicate agency File No: _____ and date issued _____

B) Yes No Approval of Construction issued by ADEQ or its delegated County agency before January 1, 2001. If yes, indicate agency File No. _____ and date issued _____

C) Yes No Site plan, plot plan, "as-built" drawings, or similar documents (describe): _____

D) Yes No Documents relating to operation and maintenance (alternative systems)

E) Yes No Other (describe): _____

6 SITE AND USAGE INFORMATION (All fields are required)

A) Domestic Water Source:

- Municipal System
- Private Water Company
- Shared Private Well
- Individual Private Well
- Hauled Water
- No Water

B) Approximate Property Size: 1.5 Square Feet Acres

C) Use of Property:

- Dwelling or Other Residential
- Other (describe): _____

D) Occupancy/Use:

- Full Time
- Seasonal/Part time: About ___% of year
- Intermittent
- Vacant
- Unknown

If dwelling, number of bedrooms: 1 2 3 4 5 6 or more.

Number of on-site systems in use on this property?

- One (most common) Note: If more than one on-site system is in use on this property, a
- More than one (indicate number): ___ *Report of Inspection* form should be completed for each system.

E) Estimated Design Flow: 450 gallons per day

Basis for design flow (check either 1 or 2):

- 1) Designated in permitting documents issued on or after January 1, 2001
- 2) Calculated or estimated based on (check one):
 - For a dwelling, number of bedrooms times 150 gallons per day per bedroom
 - For a dwelling, fixture count as tabulated in A.A.C. R18-9-A314(4)(a)(i)
 - If not a dwelling, summation of unit flows from Table 1, Unit Design Flows (AAC. R18-9-E323)
 - Other (describe): _____

F) Evaluation of actual flow versus the design flow indicated in E:

- Actual flow does not appear to exceed design flow
- Actual flow may exceed design flow due to:
 - Number of occupants (high occupancy)
 - Bedroom count (actual number of bedrooms appears greater than number upon which original design may have been based)
 - Fixture count
 - Water meter/usage records
 - Other (describe): _____
- Unknown or could not be determined

G) Strength of sewage received by on-site wastewater treatment facility:

- Appears representative of typical residential sewage strength
Includes waste from kitchen garbage disposal?
 Yes No Unknown or could not be determined.
- Appears to exceed strength of typical residential sewage because _____
- Appears to be weaker than typical residential sewage because _____
- Unknown or could not be determined

7 GENERAL TREATMENT AND DISPOSAL WORKS INFORMATION (Complete either Section A or Section B)

The system consists of the following treatment and disposal technologies (check either column A or column B, and all applicable boxes in the selected column that describe the overall system).

SECTION A	SECTION B
<input type="checkbox"/> A) System constructed or authorized for Construction BEFORE January 1, 2001 <input type="checkbox"/> Conventional Septic Tank System <input type="checkbox"/> Septic Tank <input type="checkbox"/> Disposal Trench <input type="checkbox"/> Disposal Bed <input type="checkbox"/> Disposal by Chamber Technology <input type="checkbox"/> Disposal by Seepage Pit <input checked="" type="checkbox"/> Other: { cesspool } Alternative Systems (check all that apply) <input type="checkbox"/> Composting Toilet System <input type="checkbox"/> Pressure Distribution System <input type="checkbox"/> Gravelless Trench <input type="checkbox"/> Natural Seal Evapotranspiration Bed <input type="checkbox"/> Lined Evapotranspiration Bed <input type="checkbox"/> Wisconsin Mound <input type="checkbox"/> Engineered Pad System <input type="checkbox"/> Intermittent Sand Filter <input type="checkbox"/> Peat Filter <input type="checkbox"/> Textile Filter <input type="checkbox"/> Denitrifying System Using Separated Wastewater Streams (e.g., RUCK®) <input type="checkbox"/> Sewage Vault <input type="checkbox"/> Aerobic System <input type="checkbox"/> Nitrate-Reactive Media Filter <input type="checkbox"/> Cap System <input type="checkbox"/> Constructed Wetland <input type="checkbox"/> Sand-Lined Trench <input type="checkbox"/> Disinfection Devices <input type="checkbox"/> Surface Disposal <input type="checkbox"/> Subsurface Drip Irrigation Disposal <input type="checkbox"/> Design flow is 3,000 gpd or more <input type="checkbox"/> Other _____ Date of Construction: _____ Based on: <input type="checkbox"/> Permitting documentation <input type="checkbox"/> Other documentation <input type="checkbox"/> Estimated <input type="checkbox"/> Unknown Construction Date	<input type="checkbox"/> B) System authorized for construction ON OR AFTER January 1, 2001 <input type="checkbox"/> GP 4.02 Conventional Septic Tank/ Disposal System <input type="checkbox"/> Septic Tank <input checked="" type="checkbox"/> Disposal Trench <input type="checkbox"/> Disposal Bed <input type="checkbox"/> Disposal by Chamber Technology <input type="checkbox"/> Disposal by Seepage Pit Alternative Systems (check all that apply) <input type="checkbox"/> GP 4.03 Composting Toilet System <input type="checkbox"/> GP 4.04 Pressure Distribution System <input type="checkbox"/> GP 4.05 Gravelless Trench <input type="checkbox"/> GP 4.06 Natural Seal Evapotranspiration Bed <input type="checkbox"/> GP 4.07 Lined Evapotranspiration Bed <input type="checkbox"/> GP 4.08 Wisconsin Mound <input type="checkbox"/> GP 4.09 Engineered Pad System <input type="checkbox"/> GP 4.10 Intermittent Sand Filter <input type="checkbox"/> GP 4.11 Peat Filter <input type="checkbox"/> GP 4.12 Textile Filter <input type="checkbox"/> GP 4.13 Denitrifying System Using Separated Wastewater Streams <input type="checkbox"/> GP 4.14 Sewage Vault <input type="checkbox"/> GP 4.15 Aerobic System <input type="checkbox"/> GP 4.16 Nitrate-Reactive Media Filter <input type="checkbox"/> GP 4.17 Cap System <input type="checkbox"/> GP 4.18 Constructed Wetland <input type="checkbox"/> GP 4.19 Sand-Lined Trench <input type="checkbox"/> GP 4.20 Disinfection Device <input type="checkbox"/> GP 4.21 Surface Disposal <input type="checkbox"/> GP 4.22 Subsurface Drip Irrigation Disposal <input type="checkbox"/> GP 4.23 Design flow from 3,000 to less than 24,000 Gallons Per Day (4.23 GP) Date of Discharge Authorization for system (or Verification if issued from 1/1/2001 through 12/11/2005): _____

- C) Date of last inspection and/or pumping of septic tank: _____ / _____ / _____ Unknown
- D) Repairs or alterations to the facility since original installation? Yes No Unknown
- E) Is facility currently being serviced under a maintenance contract? Yes No Unknown

8 SEPTIC TANK INSPECTION AND PUMPING INFORMATION (for Conventional Septic Systems or Alternative Systems that use a Septic Tank)

A) Was the septic tank pumped as part of this inspection? [] Yes [] No

If No, septic tank was not pumped because:

- [] The septic tank was put into service less than 12 months before inspection
[] Pumping or servicing was not necessary at the time of inspection based on manufacturer's written operation and maintenance instructions (applicable only to alternative technologies).
[] No accumulation of floating or settled waste was present in the septic tank (may be applicable to certain remote or seasonal systems with little use).

Additional Information:

B) Septic tank material: [] Pre-cast concrete [] Fiberglass [] Plastic [] Other:
[] Could not be determined

C) Liquid level in septic tank before pumping:
[] Normal [] Below normal [] Above normal [] Could not be determined

D) Access openings in septic tank: [] One [] Two [] Three [] None [] Other (describe)

E) Number of compartments in septic tank: [] One [] Two [] Other (describe)

F) Depth of soil cover over tank access port or riser: inches or feet

G) Septic tank risers: [] Present [] Not present

H) Capacity of septic tank: gallons

Based on:

- [] Measurements/dimensions of tank [] Volume Pumped [] Estimate
[] Capacity could not be determined

I) Scum/Sludge (measured before pumping):

- i) Tank depth (air-liquid interface to bottom of tank) ft inches
ii) Primary (upstream) chamber: Scum depth inches, Sludge depth inches
iii) Secondary (downstream) chamber: Scum depth inches, Sludge depth inches

J) Baffle or sanitary "T" material: [] Pre-cast concrete [] Fiberglass [] Plastic [] Clay
[] Other:

K) Condition of baffles and sanitary "Ts":

- i) Inlet baffle or "T": [] Functional [] Not functional [] Not present [] Not determined
ii) Outlet baffle or "T": [] Functional [] Not functional [] Not present [] Not determined
iii) Interior baffle: [] Functional [] Not functional [] Not present [] Not determined

L) Is there evidence of leakage into septic tank (infiltration)? [] Yes [] No [] Could not be determined

M) Is there evidence of leakage out of the septic tank (exfiltration)? [] Yes [] No
[] Could not be determined

N) Is there evidence of: [] Root invasion [] Cracks in tank [] Damaged lids or risers
[] Other (describe):

O) Is a sewer line cleanout present between building drain and septic tank? [] Yes [] No
[] Not determined

P) Effluent filter: [] Present [] Not present [] Could not be determined [] Filter serviced.

Q) Repairs or other maintenance done to septic tank as part of this inspection? [] No [] Yes
(describe at Item 12B)

9 DISPOSAL WORKS INSPECTION (All fields are required)

A) Disposal is by:

- Trench
- Bed
- Chamber Technology
- Seepage Pit
- No. of pits _____ Unknown
- Alternative disposal works technology (provide further details in Item 10E)
- Unknown or could not be determined

B) Is there evidence of disposal works malfunction? No Yes (check all applicable conditions observed):

- Wet areas
- Unusual green/lush vegetation
- Sewage smell
- Liquid discharges on surface
- Discharge pipes of unknown origin
- Impaired hydraulic capacity (backups)
- Erosion encroachment, eroded/damaged containment berm or drainage control feature
- Other (describe): _____

C) Any structural or drainage problems?: No Yes (check all applicable conditions observed):

- Localized surface settling
- Apparent root invasion
- Animal damage
- Other (describe): _____

D) Diversion valve or distribution box present? No Not determined Yes

If yes: Type of component:

- Opened for inspection? ? Yes No
- Operational status? Functioning properly Not functioning properly
- Could not be determined (describe): _____

E) Are inspection ports present in disposal works? No Yes Not determined

i) If yes, number of functional ports: _____

ii) If yes, indicate depth (in inches) from top of each port to:

	Port 1	Port 2	Port 3	Port 4
Bottom of Port				
Wastewater (liquid) surface				

F) Is a reserve disposal area available? Yes No Unknown or could not be determined

G) Repairs or other maintenance done to disposal works as part of this inspection? No Yes (describe in Item 12B)

10 ALTERNATIVE SYSTEMS INSPECTION (ADDENDUM- COMPONENTS AND APPURTENANCES)

- A) Are there wastewater-containing tanks or vessels other than a septic tank? No Yes
 If yes, were tank(s) or vessel(s) pumped as part of this inspection?
 Yes
 No, because the tank or vessel was put into service less than 12 months before inspection.
 No, because pumping or servicing was not necessary at the time of inspection based on manufacturer's written operation and maintenance instructions.
 No, because no accumulation of floating or settled waste was present in tank(s) or vessel(s).
- B) Is there a pump or pumps? No Yes (number) ___ Not determined
- C) Are there system controls (switches, alarms, fluid level controls, etc.)? No Yes Not determined
 i) If yes, system settings were:
 Checked Not checked Adjusted (describe): _____
- D) Are there other mechanical components or appurtenances? Yes No Not determined
 i) If yes, describe mechanical components and appurtenances: _____
- E) Are there any disposal works components other than trench, bed, chamber technology, or seepage pit?
 No Not determined Yes (describe): _____
- F) Describe any tests conducted, maintenance performed (other than pumping or adjustments of system controls), or repairs completed to any of the treatment or disposal components or appurtenances addressed in this Section:

- G) Repairs or other maintenance done to components/appurtenances as part of this inspection? No Yes
 (describe in Item 12B)

11 OTHER COMMENTS

SEE ATTACHEMENT LETTERS

12 INSPECTION SUMMARY (Check All That Apply)

- A) Physical and operational condition of the on-site wastewater treatment facility, at time of inspection, appears to be:
 Functional Functional with concerns Not Functional
- B) Repairs were made as part of this inspection (describe): _____
- C) Repairs are recommended (describe): _____

13 INSPECTOR'S CERTIFICATION (Required)

cesspool

I have inspected the physical and operational condition of the on-site wastewater treatment facility serving this property on the date indicated below. I have completed this Report of Inspection to the best of my knowledge, and have based the information contained in this form on observations and work performed at the time of inspection. However, this Report of Inspection does not imply nor guarantee any future performance of this facility in any way.

Inspector's Signature _____ Date of Inspection: _____

NOTE TO BUYER:

Within 15 calendar days after the date of property transfer, the Buyer shall submit a complete Notice of Transfer form (<http://www.azdeq.gov/envirom/water/permits/download/presale.doc>) for the change of ownership, and file it with the applicable agency indicated in the Notice of Transfer instructions. Information from this Report of Inspection form is needed to fill out the Notice of Transfer that must be submitted by the Buyer.

Effective February 2, 2007, you may be able to file your Notice of Transfer online. Go to the ADEQ web site at <http://www.azdeq.gov/envirom/water/permits/onsitenot.html> for further information regarding this.

14 SKETCHES/PLANS/MAPS *(Optional)*

A large grid area for sketches, plans, or maps. The grid consists of 20 columns and 20 rows of small squares, providing a space for drawing or sketching.



Janet Napolitano
Governor

ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY

1110 West Washington Street • Phoenix, Arizona 85007
(602) 771-2300 • www.azdeq.gov



Stephen A. Owens
Director

April 7, 2008

Jake Garrett, P.E.
Gila County Community Development Division
Wastewater Department Manager
714 S. Beeline Hwy, Ste 200
Payson, AZ 85541

Dear Mr. Garrett:

We have received your letter dated March 18, 2008 regarding cesspools. First, any information provided to you by our Department suggesting that cesspools are to be inspected or transferred under A.A.C. Title 18 is incorrect. Cesspools are not a permitted method of wastewater disposal and are prohibited expressly under R18-9-A309(A)(4) and R18-5-408(D). Accordingly, they are not subject to the notice of transfer requirements of R18-9-A304, the presale inspection rules of R18-9-A316, or the repair provisions of R18-9-A309(A)(9).

In addition to being prohibited under the "General Provisions for On-site Wastewater Treatment Facilities" section of the rule, cesspools do not meet the requirement of the R18-9-B301(I)(1)(b). That provision refers specifically to "[a]n on-site wastewater treatment facility with flows less than 20,000 gallons per day operating before January 1, 2001." The definition of "on-site wastewater treatment facility" is provided in rule (R18-9-101(27));

"On-site wastewater treatment facility" means a conventional septic tank system or alternative system installed at a site to treat and dispose of wastewater, predominantly of human origin, generated at that site. ...

ADEQ recognizes that a number of residential cesspools remain in operation in Gila County and across the state. However, since their operation is generally prohibited and, as your letter effectively conveys, they unacceptably endanger water quality and the public health and safety, their continued operation should not be encouraged. ADEQ believes that home inspectors and on-site transfer inspections that may occur should encourage potential buyers to require the installation of a permitted facility. Also, we would like to explore with you ways to educate current and potential homeowners of the prohibition against cesspool operation and appropriate methodologies to phase out their use in Gila County.

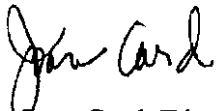
Northern Regional Office
1801 W. Route 66 • Suite 117 • Flagstaff, AZ 86001
(928) 779-0313

Southern Regional Office
400 West Congress Street • Suite 433 • Tucson, AZ 85701
(520) 628-6733

Jake Garrett
April 2, 2008
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Please feel free to call me at (602) 771-2306 or David Lelsz at (602) 771-4447.

Sincerely,

A handwritten signature in cursive script that reads "Joan Card".

Joan Card, Director
Water Quality Division

1400 East Ash Street
Globe Arizona 85501
(928)425-3231 Ext. 8512
FAX (928)425-0829



714 S. Beeline Hwy, Suite 200
Payson, Arizona 85541
(928)474-9276
FAX (928)474-0802

GILA COUNTY COMMUNITY DEVELOPMENT

Robert Gould, Director

June 17, 2008

Wastewater Department Policy Statement
Re: Cesspool Replacement Policy

Policy Statement

The current Gila County Wastewater Department policy regarding *waste systems installed prior to 1976* is stated in the Gila County Health Department letter dated 12/9/1996 and partially quoted here: "Any system that was installed prior to 1976 including but not limited to cesspools, homemade septic tanks, or other sewage disposal hybrid devices would be grandfathered in until these "systems" fail or the residence plumbing is modified."

In support of this policy the following practices were implemented:

Nuisance Complaint Investigation:

- Should failure be discovered through the complaint process, while investigating a possible Environmental Nuisance or during any normal business activity undertaken by Gila County, the failure must be immediately corrected. Possible corrective actions include:
 - o Ceasing use of the home or
 - o Install an appropriate wastewater treatment system.(Failure means any structural or hydraulic failure and is evidenced by such things as collapsed lids, deterioration of sidewall structural components, back-up of sewage into the home, groundwater contamination or surfacing of sewage.)

Building Clearance:

- The Wastewater Department will not approve the submittal of building plans for any property served by a cesspool if those plans expand the footprint of buildings or structures on the property or alter the wastewater flow characteristics (bedrooms or plumbing fixtures) of the property.
- In April, 2008 in response to ADEQ's statement that cesspools are not included in the 1.09 General Permit, the clearance practice was modified to state that only Life-Safety remodel projects of homes served by cesspools will be cleared for building plan submittal provided that the cesspool does not meet the definition of failure and the life-safety changes do not expand the home footprint.

Respectfully,

Jake Garret, P.E.
Wastewater Department Manager