



Guidelines- Septic System Repairs

I. APPLICATION

- A. Two copies of a measurable scale site plan should include
- (1) Scale at one of the following: 1:20, 1:30, 1:40, 1:50, or 1:100
 - (2) Location of all existing structures, existing septic system location, existing water well location(s), and all wells within 100 feet of property boundaries
 - (3) House location survey is one acceptable plan

II. SEPTIC SYSTEM DESIGN

- A. *Percolation Test* - Assessment conducted by a County representative to determine the suitability of soil for septic system installation (including evaluation of the soil profile and performance of tests to determine soil permeability rates)
- (1) Upon a search of DPS files, if the property in question has a current recorded septic reserve area, then additional percolation testing may not be necessary to complete design of the replacement system
 - (2) If the property in question does not have a recorded septic reserve area or if there are no percolation test records in our files, then it shall be necessary for this office to schedule percolation testing at the site in conjunction with a contractor secured by the property owner
 - a. Percolation test holes shall be excavated as directed by the inspecting sanitarian, with sufficient testing conducted to establish:
 1. at minimum, sufficient area to install a replacement septic system and
 2. at maximum, sufficient septic reserve area to accommodate the installation of the necessary septic repair as well as additional septic repairs in the future
 - (3) Percolation test results
 - a. If sufficient percolation test results are obtained for a conventional septic system installation, then a septic system permit to repair the system shall be issued by the reviewing inspector from this office
 - b. If percolation test results are not suitable for a conventional septic system repair, then alternative septic system repair options shall be explored (for details, please contact a member of the Well and Septic staff)

B. CONDITIONS

- (1) Once sufficient successful percolation tests have been completed, the reviewing inspector shall design and issue the septic repair permit to the property owner
- (2) The repair septic system shall only be sized to accommodate the existing house; installation and approval of the repair system shall in no way imply approval for expansion of the existing house (for details, please contact a member of the Well and Septic staff)
- (3) In most cases, proper abandonment of the failing septic system shall be required

III. SYSTEM INSTALLATION AND APPROVAL

- A A pre-construction meeting at the site once the septic repair permit is issued shall be conducted to ensure proper installation of the septic repair system
- B. The installer shall request inspections as dictated by the general inspection procedure or as needed if any deviation from the permit becomes necessary
- C. Approval of the septic system installation shall be issued once the system is complete, all required inspections are performed, and all permit conditions have been satisfied
- D. In some instances, other conditions may be attached to the permit, including the requirement that any existing water well may have to be properly abandoned and replaced to accommodate the septic repair
- E. Any existing water wells on the property not currently in use may require abandonment prior to final approval of the septic system (please contact a member of the Well and Septic staff for details)

Please be advised that Montgomery County Well and Septic Section does not license or approve septic contractors. Property owners are encouraged to seek competitive bids from multiple contractors, as well as references from previous customers, prior to hiring a contractor.