



County of Yolo

DEPARTMENT OF COMMUNITY SERVICES

Environmental Health Division

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OPERATING, MONITORING AND MAINTENANCE (OM&M) PROGRAM FOR SEPTIC SYSTEMS

The purpose of the Operating, Monitoring and Maintenance (OM&M) Program is to assure septic systems continue to operate as designed, protect the public health and the environment, and provide economical, dependable, long-term service to their owners. The program provides varying levels of requirements appropriate for the complexity of the system and the environmental sensitivity or risk level of the specific site.

Systems requiring an operating permit shall meet the inspection frequencies and maintenance checks as specified in Table 10-2, or as otherwise required by the operating permit. Complexity and frequency of inspection will be related to the complexity and maintenance requirements of the system components, recommendations of the manufacturer and industry standards.

| Inspection Interval | Residential Standard Gravity System | Pressure Distribution | Raised Sand Filter Bed (not for supplemental treatment), Steep Slope, or Mound | ISF, RSF, or Proprietary Supplemental Treatment Unit and Subsurface Drip if utilized | Disinfection Units |
|---|-------------------------------------|---|--|--|---------------------|
| First 6 weeks | | | | | PL or SP (required) |
| First 3 Months | | PL or PU or SP or Installer (recommended) | SP (required) | PL or SP (required) | |
| Monthly | | | | | PL or SP (required) |
| Annually | | SP (recommended) | | | |
| As required by the manufacturer or NSF, but not less than once per year | | | | PL or SP (required) | |
| Once every 3 years or after major storm event or earthquake | | | SP or HO (recommended) | | |
| Every 3-7 years | PU or SP (recommended) | | | | |

PL= Proprietary Device Licensee (also must be an approved service provider)

SP= Service Provider

PU= Septage Pumper

HO – Home Owner

MINIMUM INSPECTION REQUIREMENTS

- Septic Tank:
 - Inspection frequency should be once every 3-7 years.
 - Scum and sludge measurements (pumped as needed)
 - Water intrusion (dissolved oxygen measured by the service provider only)
 - Integrity of tank, including observation for: cracks or indications of structural deterioration; condition of inlet and outlet T's; condition of lids and risers; indication of leaks in risers
 - Presence and condition of effluent filter.
- Pump and Dosing Chamber (if applicable):
 - Scum and sludge measurements, pumping as needed
 - Indication of water intrusion (dissolved oxygen measured by the service provider only)
 - Integrity of tank, including observation for: cracks or indications of structural deterioration; condition of inlet and outlet T's; condition of lids and risers; indication of leaks in risers
 - Condition of and correct operation of all floats
 - Orderly wrap of float cords
 - Condition of pump intake screen
 - Verification of pump cycle
 - Siphon sitter functioning, if applicable
- Control panel in good working order based on checking the following components (if applicable):
 - Timer and digital counter readings recorded by the service provider during the inspection. For control panels that record pump activity electronically, manual recordings are not necessary.
 - Pump cycle counter operation verified by the service provider in the field by manual operation of the pump. For control panels that record pump activity electronically, counter operation can be verified remotely.
 - Audible and visual alarms functioning
 - Run time appropriate, if demand dose
 - Electrical box free from moisture and secure connections
- Gravity leach field (conventional rocked trench or gravelless chambers) (if applicable):
 - Depth of effluent ponding within trench (seen at the inspection ports)
 - Indication of effluent breakout or discharge to surface of the ground
 - Upkeep and accessibility of observation port and inspection ports
 - Area verified as free from road, structures, vehicular traffic, surface water drainage with downspouts and landscape drainage properly diverted
 - Results of hydraulic loading test, if test is needed.

MINIMUM REPORTING REQUIREMENTS for SUPPLEMENTAL TREATMENT

For any system that is designed to perform supplemental treatment, the property owner or his/her agent must submit an annual report to Environmental Health, or as otherwise required by the operating permit, for review with the following information as a condition of any operating permit:

- Twelve months actual flows into the system. If this cannot be obtained then the best reasonable estimate shall be provided.
- Inspection findings of the dosing tank and pump system, including
 - Elapsed time meter readings
 - Dosing counter meter reading
 - Pump run cycle time
 - Proper operation of the alarm system; and
 - Proper water tightness of all tanks
- Inspection findings of the system, including:
 - Evidence of breakout or surfacing of sewage effluent onto the ground.
 - Evidence of erosion or degraded erosion control on slopes and mounds
 - Testing and condition of adjusting and purge valves
 - Testing and condition of inspection ports
 - Results of effluent sampling.