

Building Plan Review Application Requirements

Building Plan Review (Review of Proposed Sewage Disposal Method): A building plan review is a review of the proposed means of sewage disposal for a new structure, remodeled structure, or an addition to a structure containing plumbing fixtures.

An application must be submitted to the health officer for the review of the proposed method of sewage disposal. The application must include a plot plan, floor plans of the structure, and information about the sewage disposal system.

Plot Plan

Four copies of a plot plan must be submitted with the application. The plot plan must be drawn to scale of no less than 1 inch equals 20 feet and be a minimum of 8 ½ inches x 11 inches in size. A plot plan must contain all of the following information:

1. A location map, indicating the location of the lot with respect to abutting lots and the nearest public road.
2. Lot boundaries and dimensions.
3. The name of the lot owner and address and Assessor's Parcel Number of the lot.
4. A north arrow and plan scale.
5. The locations of any and all existing and proposed buildings and other structures on the lot.
6. The locations of any and all sewage disposal systems, reserve areas, and designated sewage disposal areas.

Floor Plan

Four copies of a floor plan of a structure to be served by the onsite wastewater treatment system must be submitted with the application. The floor plan must be drawn to scale of not less than 1 inch equals 20 feet and a minimum of 8 ½ inches x 11 inches in size. A floor plan must contain all of the following:

1. The layout off all rooms on each floor of the structure.
2. The clear labeling of each room as to type.
3. The name and signature of the person who prepared the plan.

Sewage Disposal System

Sewage disposal requirements for an addition to, or remodel of, an existing structure that is served by an onsite wastewater treatment system are determined based on the existence of

plumbing fixtures, the type and capacity of any existing system and sewer availability. The minimum capacity of a sewage disposal system serving a residential dwelling is determined by the number of bedrooms. "Bedroom" is defined as any room in a dwelling that is at least 70 square feet in area, has an exterior window, is designed to furnish the minimum isolation necessary for use as a sleeping area, and is not a kitchen, living room, bathroom, hallway or closet.

An onsite wastewater treatment system (septic) that serves a structure may be used as a method of sewage disposal to serve an addition to or remodeled portion of that structure if the owner of the system proves, through the submission of written evidence, all of the following:

1. The system is an approved sewage disposal system.
2. The system is properly functioning.
3. The design daily sewage flow of the system is sufficient to accommodate the peak daily sewage flow to be generated by the existing structure and the addition or remodel.

Evidence that will be considered by the health officer includes, but is not necessarily limited to, historical permit records and a written evaluation report by a qualified professional that identifies the components of the system and address the system's integrity, performance, design daily sewage flow, and peak daily sewage flow.