

Chapter 01

RESIDENTIAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM PERMITTING AND OVERSIGHT PROGRAM FOR MAJOR SUBDIVISIONS

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06 CBJAC 01.010 Purpose.

This regulation is enacted to provide standards for the department to provide an inspection and oversight program for residential onsite wastewater treatment and disposal systems (OWTDS). This regulation is enacted pursuant to authority granted under Assembly Ordinance Serial No. 2005-16(b).

This inspection and oversight program is enacted to support and augment, but not replace ADEC standards and authorities.
(Eff. 9-13-2005)

06 CBJAC 01.020 Objectives.

The principal objectives of these regulations are as follows:

- (a) Protect public health;
- (b) Allow for development of lands not served by a centralized municipal wastewater treatment system;
- (c) Promote compliance with existing ADEC regulations.
(Eff. 9-13-2005)

06 CBJAC 01.030 Onsite Wastewater Treatment and Disposal Systems Regulated.

- (a) Except as provided in (b), all property owners who install or cause to be installed an OWTDS on a lot created by a major residential subdivision after July 1, 2005, which is not served by a centralized municipal wastewater treatment system, are required to comply with this Chapter;
- (b) Properties outside Service Area 9 (Roaded Service Area) are exempt.
(Eff. 9-13-2005)

06 CBJAC 01.040 Permit required.

- (a) No person may install an OWTDS on property regulated by this chapter except as authorized by a permit issued by the director.
- (b) The director may issue a permit for the installation of an OWTDS subject to the following:
 - a. Submission of a completed permit application.
 - b. Payment by the applicant of the permit fee.
 - c. Provision by the applicant of an ADEC approval to construct for the OWTDS for the property.
 - d. Such conditions as the director may impose.
- (c) Permittees shall have a copy of the permit immediately available for inspection at all times while engaged in activities pursuant to the permit. A copy of the permit shall be prominently displayed at the OWTDS site.
- (d) The permit's term shall be concurrent with the ADEC approval to construct for the OWTDS.
(Eff. 9-13-2005)

06 CBJAC 01.050 Permit fees.

- (a) A \$100.00 fee shall be charged for the permit.
(Eff. 9-13-2005)

06 CBJAC 01.060 System requirements.

- (a) The OWTDS shall be required to have the following features:
 - a. The soil absorption system shall have a minimum of two four-inch diameter inspection ports. The ports shall be constructed to allow for visual inspection of the ability of the field to absorb effluent.
 - b. Treatment tanks shall have all hatches raised to grade. Access hatches may not be covered with permanent features which limit or reduce access.
 - c. Two inches of rigid polystyrene insulation is required for all portions of the top and sides of treatment tanks that are covered with less than 42 inches of soil.
- (Eff. 9-13-2005)

06 CBJAC 01.070 Inspections and approvals required.

- (a) The permittee shall be required to obtain the following inspections and approvals prior to connecting the building plumbing to the on-site sewage treatment and disposal system. Inspections will be made to verify:
 - a. Existing site conformance with information submitted on the approved plans;
 - b. Construction conformance with information submitted on the approved plans;
 - c. Installation of insulation;
 - d. Installation of access and ports.
- (b) No OWTDS permit shall be approved until the permittee provides a copy of an ADEC approval to operate for the OWTDS.
- (c) No OWTDS permit shall be approved until the permittee has signed a CBJ maintenance contract as specified in department of public works regulations in Title 03, Chapter 41.
- (d) No temporary or permanent occupancy permit shall be issued until the OWTDS permit has been approved by the department.
(Eff. 9-13-2005)

06 CBJAC 01.080 Definitions.

ADEC means the Alaska Department of Environmental Conservation.

CBJ means the City and Borough of Juneau.

Department means the City and Borough of Juneau Engineering Department.

Director means the Director of the City and Borough of Juneau Engineering Department.

Major residential subdivision means subdivision of residentially zoned lands consisting of five or more newly created lots.

OWTDS means onsite wastewater treatment and disposal system(s), approved for installation and operation by ADEC and inspected and approved for operation by the CBJ.

Permit means an onsite wastewater treatment and disposal system construction permit as issued by the CBJ

Property owner/user means any person, or persons, who have legal title to the premises and/or property.

Soil absorption system means a surface or subsurface system using soil for the treatment and disposal of effluent from a domestic wastewater treatment works; "soil absorption system" includes drain fields, leach fields, seepage beds, or seepage pits, but does not include a cesspool.

(Eff. 9-13-2005)