

## Mason County Onsite Sewage Advisory Committee

### Meeting minutes for 4/13/2021

- 1) Call to order: 5:01 PM Zoom Meeting
- 2) Roll call and determination of Quorum (8)  
Present: Evie Fagergren, Keith Fuller, Kim Delaney, Constance Ibsen, James Medcalf, Jim Henry, Paula Thompson, Alex Paysse (county)
- 3) Guest introductions- none
- 4) Approval of 1/12/2021. Constance requested another O&M update on compliance rate with mailout notices on deficient reports. Rhonda said she would update numbers and send an email out. Rhonda said the county has a plan to send out another deficient mailing letter in July. Constance also asked for clarity on the requirements for provider certification on site visits.
- 5) Public Comments and County Updates. Alex discussed county updates. Staff has been busy with vaccination events. Permits and work at the county has remained busy. Keith talked about how land sales have increased dramatically over the last year but many of them fall through because development costs end up being over budget. Designers and county staff have been busy discussing these vacant lots with potential buyers. Paula said she is up 20-25% up in design work.
- 6) Old Business. Alex suggested tabling the discussion on hose tests until O&M specialists/pumpers were present but opened a discussion on a related topic: maintenance requirements for home sales.

Current Mason County code allows a pumping report to suffice for a gravity system during a home sale. The pumping report is very simple and does not include questions regarding a drainfield assessment. This has created problems as new buyers end up with a failed drainfield a few months after buying the home. One solution could be to update the Mason County code to require O&M report for every home sale. WAC changes will likely involve this change in the next couple years anyways. Keith feels the system is working fine currently and most vendors are made aware it is a home sale and will thus do a more thorough inspection. Keith however said he would support O&M inspection for every home sale. Kim agrees. Jim, as a designer, says he sees the situation on a weekly basis. The pumpers report came back ok but within 6 months the drainfield is failed. This would be a code change, would require public hearing, and Alex recommended we set this up for the next meeting. James supports it.

Alex said another solution could be to update the pumpers report to include drainfield assessment. If drainfield assessment (O&M inspection) is required for gravity system home sale, we would need to discuss how to standardize or clarify how a gravity drainfield should be tested. Alex again suggested to hold off on hose test discussion until O&M members are here. Keith wonders what the alternative to a hose test/camera would be. James suggested making a

standard. Alex suggested inspectors could describe how they tested the system so it was documented in RME. Jim says he often sees a crushed line coming out of the d-box and the drainfield is fine. Constance proposed additional RME questions could help solve these uncertainties. Alex will follow up with Thad, Darin and Wes on proposed questions for pumping reports and hose tests. Evie asked for clarification on certification requirements and what that would mean for the industry. Constance asked if there was a shortage of O&M specialists in the county. Keith responded and said sometimes it can take 2-3 weeks for a pumper to service a site so making it a requirement to have every individual onsite certified as a pumper could have big impacts on a company.

7) New Business:

7.1) MC Standards review: Tank Sizing

Rhonda went over the proposed changes in the MC Standards regarding septic tank and pump tank sizing. Currently it is unclear whether the sizing refers to flood capacity or operating capacity. The proposed change would reduce confusion by clarifying whether it refers to flood or operating. Jim suggested changing everything to flood capacity as that is how it is written in the state regulations. Paula and James agreed.

This proposed change to have the pump tank sizing include flood capacity, would decrease our current Mason County sizing requirements for pump tanks, but would still be greater than state requirements.

James recommended we also require two lids on all pump tanks to make it easier for maintenance and pumping. Paula said the Hagerman's 1,000 gallon tank only comes with one lid precast in so it will take time for the concrete manufacturers to change their tanks.

7.2) Piping material

Rhonda went over the proposed change to piping requirements in MC standards. The proposed change was to require Sch. 40 or ASTM 3034 to be used for all transport piping. Paula said Class 200 is brittle, breaks like glass. James says he does not install with Class 200 and recommended we change all piping for pressurized systems and drainfield to be Sch. 40 because it is more durable. Paula had audio malfunctions and emailed Alex and Rhonda after the meeting:

*"I think the new Mason County code should strongly suggest Sched 40 pipe for transport lines and drainfield, but leave the option for Class 200 open just because once in a great while we need the flexibility for pump calcs and sizing. I probably only use Class 200 about once every few years, but sometimes you need it." -Paula Johnson*

8) Next meeting date

July 13, 2021 5pm

Close of meeting 6:26 PM

Taken and submitted for review by Rhonda Thompson