

Mason County Environmental Health Building Permit Policies- Requirements Based on Location of Proposal
New, Replacement, or Remodeled Living Unit Served by Existing On-Site Septic System

Location	Type of Proposal	EH Requirements
<p align="center">Shoreline On-Site System located within 100 ft of regulated shoreline</p>	<p align="center">Expansion</p> <p>Increase in sewage flow, number of bedrooms (as shown on approved septic permit), or living space greater than 200 ft², OR</p> <p>Any structural or use change that would result in an adverse impact on the existing septic system/reserve or potential conforming septic system/reserve.</p>	<p align="center">Septic system</p> <p>Must have asbuilt, satisfactory O&M inspection within last year, and be in full compliance with current code.</p> <p align="center">Reserve</p> <p>Must be in full compliance with current code.</p>
	<p align="center">Low Impact Expansion</p> <p>Increase in living space greater than 200 ft², WITHOUT any expected increase in sewage flow or number of bedrooms (as shown on approved septic permit), AND No structural or use change that would result in an adverse impact on the existing septic system/reserve or potential conforming septic system/reserve.</p>	<p align="center">Septic system</p> <p>Must have asbuilt, satisfactory O&M inspection within last year, and a septic system that meets Treatment Level B. Disposal component must consist, at a minimum, of a non-failing drainfield, deep trench or dry well.</p> <p align="center">Reserve</p> <p>At minimum, a repair designated by a licensed septic designer that meets requirements of WAC 246-272A.</p>
	<p align="center">Non-expansion</p> <p>No increase in sewage flow, number of bedrooms or living space greater than 200 ft², AND</p> <p>No structural or use change that would result in an adverse impact on the existing septic system/reserve or potential conforming septic system/reserve.</p>	<p align="center">Septic system</p> <p>Must have asbuilt and satisfactory O&M inspection within last year.</p> <p align="center">Reserve</p> <p>At minimum, a repair designated by a licensed septic designer that meets requirements of WAC 246-272A.</p>
	<p align="center">Structural Repair</p> <p>Routine maintenance and repair of roofs, foundations, or walls without restructuring the basic floor plan of the residence.</p>	<p align="center">Septic system</p> <p>Satisfactory O&M inspection within last year.</p>
<p align="center">Non-Shoreline On-Site System located greater than 100 ft from regulated shoreline</p>	<p align="center">Expansion</p> <p>Increase in sewage flow or number of bedrooms, OR</p> <p>Any structural or use change that would result in an adverse impact on the existing septic system/reserve or potential conforming septic system/reserve.</p>	<p align="center">Septic system</p> <p>Must have asbuilt, satisfactory O&M inspection within last year, and be in full compliance with current code.</p> <p align="center">Reserve</p> <p>Must be in full compliance with current code.</p>
	<p align="center">Non-expansion</p> <p>No increase in sewage flow or number of bedrooms (as shown on approved septic permit), AND</p> <p>No structural or use change that would result in an adverse impact on the existing septic system/reserve or potential conforming septic system/reserve.</p>	<p align="center">Septic system</p> <p>Must have asbuilt and satisfactory O&M inspection within the last year.</p> <p align="center">Reserve</p> <p>At minimum, a repair designated by a licensed septic designer that meets requirements of WAC 246-272A.</p>

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EH Review Materials and Interpretation

Asbuilt

Must have original documentation of septic system installation. An approved septic design is insufficient. The asbuilt record shows how system was installed. An updated record drawing may be required if insufficient information is available on existing records to determine system compliance and/or location.

No Asbuilt

If no original asbuilt exists, applicant will need to hire a Licensed Septic Designer to locate existing system and provide an "After the Fact" asbuilt showing system location and size in relation to existing buildings, property lines, shorelines, etc.

Full Compliance with Current Code

For a system to meet current code, the approved permit must show the system installed complies with current state and local regulations. Systems installed with an approved permit will be considered in compliance with current code if the date of final approval is within the past five years.

Existing systems/reserves approved as non-compliant or approved under WAC 246-272A repair standards may not be in full compliance with current code and may require an upgrade and/or approved waivers with mitigation.

Operations and Maintenance (O&M) Inspection

Must have complete satisfactory Operations and Maintenance inspection within the last year of building permit application submittal date. If most recent report on file shows an unsatisfactory service event, the system will need to be repaired or permit may be conditioned depending on situation. If system history shows any cause for concerns that were never addressed, additional requirements and/or conditions may apply.

Regulated Shoreline

See MCC 17.50.060 and Shoreline Environmental Designations layer on Mason County GIS map.

Shoreline Living Space 200 ft² Requirement

Square Footage is typically measured on all floors of structure(s) and counts towards anything considered "Living" (ex. living room, bedrooms, kitchens, bathrooms, dens, offices, etc). Garages, shops, sheds square footage shall be excluded towards the total.