

Pacific County Department of Community Development

PLANNING • ENVIRONMENTAL HEALTH • BUILDING

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Dear Homeowner:

The Pacific County Board of Health adopted Ordinance No. 3E, which implements a state mandated operation and maintenance program for on-site septic systems in Pacific County. It is hoped that by implementing this program the performance and longevity of septic systems in Pacific County will be improved.

Pacific County Board of Health Ordinance 3E Subsection 23.7 states: "At the time of, or prior to, property transfer, the owner of record (seller) shall provide to the buyer, OSS maintenance records (if available), and a completed OSS inspection report prepared by a County licensed Operation and Maintenance (O&M) Specialist. These O&M maintenance records and inspection reports are in addition to the completed seller disclosure statement completed in accordance with chapter 64.06 RCW for residential real property transfers."

Homeowners must have their existing septic systems inspected at the time of transfer of real property, prior to recording of the property transfer by the Pacific County Auditor. An inspection is required for any septic system on any parcel of property for which ownership is transferred; whether sold, traded, or gifted to another party. The whole concept of this inspection is just to disclose to the buyer exactly what is in the ground and the condition of the septic system on that date. If the system is in question (i.e., meeting the County's definition of a failing septic system or a sub-optimal septic system), the buyer and seller could negotiate a price on the home that includes a septic system repair. Outright failures (sewage on top of the ground, backing up into the house or going to a ditch) must be repaired (contact the county for a repair application).

The County will not be inspecting these systems. The County has licensed several private On-Site Septic System Maintenance Specialists that will perform these inspections. On-Site System Maintenance Specialists include the following people at this time:

- **Brad Harden**, (360) 942-9260 address: 7601 Hwy 101, South Bend, WA 98586
- **Claude Noyes**, (360) 642-7272 address: PO Box 756, Long Beach, WA 98631
- **Roby Richmond**, (360) 665-4225 address: PO Box 1612, Ocean Park, WA 98640
- **Woody Pierson Jr.**, (360) 642-4459 address: 17708 Sandridge Rd., Long Beach, WA 98631
- **Woody Pierson Sr.**, (360) 642-2796 address: 18000 Sandridge Rd., Long Beach, WA 98631

In addition, these licensed Septic System Maintenance Specialists can perform troubleshooting and minor repairs including installing risers, effluent filters, check valves, replacing pumps or float switches, and make adjustments to cycle counters and timers. These professionals have the

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skills and knowledge to help your septic system last longer and prevent premature failure of your drainfield. The county also recommends that you consider entering into a monitoring and maintenance agreement with one of the Specialists to ensure the continuing operation of your septic system. They can catch and fix potential problems long before a costly repair is required.

If you have any questions about these inspections or septic system questions in general, please contact an Environmental Health Specialist at (360) 875-9356/(360) 642-9382.