

PROPOSED CHANGE TO THE 2012 BUILDING CODE O. REG. 332/12 AS AMENDED

CHANGE NUMBER: B-08-09-03

SOURCE: Ontario

CODE REFERENCE: Division B / 8.9.3.4

DESCRIPTION OF THE PROPOSED AMENDMENT

The proposed change requires regular pumping out of septic tanks and keeping of the septic tanks and treatment units' maintenance records.

EXISTING 2012 BUILDING CODE PROVISION(S)

8.9.3. Maintenance

8.9.3.4. Class 4 Sewage Systems

(1) *Septic tanks* and other *treatment units* shall be cleaned whenever sludge and scum occupy one-third of the *working capacity* of the tank.

PROPOSED CODE CHANGE

8.9.3. Maintenance

8.9.3.4. Class 4 Sewage Systems

(1) *Septic tanks* and other *treatment units* shall be cleaned whenever sludge and scum occupy one-third of the *working capacity* of the tank or every within five years of the last pump out, whichever occurs first. .

(2) The records of *septic tanks* and *treatment units* cleaning as required by Sentences (1) shall be kept by the operator of the *sewage system* for submission to the *chief building official* upon request.

RATIONALE FOR CHANGE

Problem/General Background

The proponent requested the change to strengthen the maintenance requirements of septic systems through regular pump outs and to require record keeping thereof to help ensure compliance with the code requirements.

Conventional systems need to be maintained regularly. Current Code requirements do not include regular/periodic pump outs of septic tanks. The proposed requirement will make it mandatory to pump out septic tanks on a periodic basis and to keep the maintenance records of the pump out.

Justification/Explanation

The proposed change will enhance the maintenance of conventional systems.

Cost/Benefit Implications

The change will add cost to homeowners who have not been regularly pumping out their septic tank. However, the cost will only occur every 5 years.

Enforcement Implications

There will enforcement implications on principal authorities due to the need for managing this program across their area of jurisdiction.

Who is Affected

Homeowners, building officials, installers and haulers.

Objective Based Analysis

Provision	Objective/Functional Statement
Division B, 8.9.3.4.	
(1)	OE, OH2.1, OH5, F110, F111
(2)	OE,OH5, F82,F110

OTHER SUPPORTING MATERIALS