



Shuswap Septic & Site Preparation

Steven Rogers

4741 56th St NW

Salmon Arm BC V1E 0B2

Cell (250) 803-3456

Business Number – 81499 8811 RT0001

A Performance Inspection Report:

Re: [REDACTED] 673 Swanshore Place, Swansea Point. V0E 2K2.

Roll: 20-789-01952.000. PID: 004-690-818. Lot 13, Plan KAP27901, Sec 11, TwN 21, Rng 8, MERIDIAN W6, KDYD.

22nd February 2025. File: #574

At your request, I attended this property to carry out a **performance inspection** of the onsite sewage treatment system serving the home with the aim of determining its condition, location, operation and to support a temporary use permit application for a seasonal short-term rental. This inspection meets or exceeds the industry standard as set out in the *Standard Practice Guidelines for the Inspection of Onsite Wastewater Systems* published by the Applied Science Technologists and Technicians of BC (ASTTBC). As a Registered Onsite Wastewater Practitioner through ASTTBC, an Inspector is required to meet or exceed these requirements and undertake this work in the best interests of the client at all times.

System Records:

To assist with assessing the system's capabilities and performance requirements, a copy of the following documents was provided to me by Interior Health: See attached search documentation.

Permit to Construct	Designed For	Authorization to operate	As-Built Drawings	Operation & Maintenance Plan
YES. Feb 1980.	Not listed.	YES. May 1980.	Partial. 2 designs indicated.	NO

Maintenance Records	NO	Tank pumped 2019 and 2023.
Land Title	n/a	NO.

Type of Sewage System Present:

The property currently has a single onsite sewage system which consists of a septic tank and a singular, gravity fed, dry well (Dispersal area) Today this is referred to a Type 1, gravity system. The home is served by a community water supply (Fallen Rock-Swansea Point) and no potable water wells are apparent or known to be in the area.

Expected Performance Summary:

The provincial requirements for the size and features used in a sewage system have changed over the years but the expected performance of a system has not. Wastewater should be securely collected in the tank without leakage, backup or damage, freely travel through each component and be distributed through each dispersal pipe in the field in a uniform manner without interference from soil, roots, sewage sludge, groundwater or damage. Wastewater entering a dispersal area should freely seep out and down into non saturated soils below the pipes. **In short, the system should perform in the manner intended by its design.**

SUITABILITY FOR FUTURE NEEDS:

By today's standards (SPM VIII. Sept. 2014) a 4-bedroom, 1615 seasonal cottage would require a tank size of 743 Imperial gallons. A tank size of 650 imperial gallons is actually installed. It is not uncommon for older systems to be slightly undersized. With care and increased maintenance, along with the repairs completed, which are highlighted in this report, the system is suitable for your future needs.

By today's standards (SPM VIII. Sept. 2014) a seasonal cottage has a per person flow of 250 LPD. Under today's guidelines a 650 imperial gallon tank could accommodate 4 people. The system predates the SPM and older systems are often slightly undersized. 4 persons + 25% would give a building suitable for 5 people.

Evaluation of System Condition:

Transport pipe: The transport pipe from the house to the tank was viewed with a pipe camera. The pipe is ponding (Holding water) just before it enters the tank. A ponding pipe such as this can create a potential future backup. It also acts counter to the tanks normal venting process, resulting in expedited concrete deterioration and incorrect bacterial action.

Septic Tank: The first component of the sewage system is the septic tank, its location identified in the attached diagram. The top of the tank can be found approximately 5" below the lawn surface. A wooden riser to surface to allow for easy location and maintenance. The tank was measured and confirmed to have a capacity of 650 imperial gallons. Single compartment and concrete in construction. The inlet and outlet baffles were both in place (Both concrete) and were found to be in good condition and no other concerns were noted at this point. From this point all wastewater flows from the home were observed. All wastewater flows entered the tank – not quite in a normal manner due to the ponding pipe.

The tank walls above the fluid line were examined with a camera and were found to be free of cracks or other items of concern. The fluids in the tank are not at the normal operating level. Levels were found to be low, indicating a leaking tank. This is considered a hazard to health. Based on the amount of solids found within the tank, the tank is ready for pumping. No scum residue was found on interior surfaces above the normal operating level and no folds or fractures were found on the scum layer that would indicate fluctuations in the fluid level or a true backup of fluids inside the tank since it was last pumped out.

Transport Pipe to the Dry Well: The transport pipe from the tank to the dry well was inspected by a pipe camera. Full ponding just outside the tank. Again, another possible future freeze/blockage point.

Gravity Dispersal Area (Dry well): The next component of the septic system is a concrete dry well, its location identified in the attached diagram. The top of the well can be found approximately 4' below the surface. Using a pipe camera, the internals of the dry well was examined and confirmed that there is no damage or serious corrosion and that the fluid levels within the well were at an acceptable level. The grass coverage is mostly uniform with no significant dips or depressions noted. A gentle slope across the lawn to the West encourages surface water to travel away from the dispersal area. No wet or suspicious areas were found on or below the dispersal field and during a flow test, all wastewater flows from the home were confirmed to arrive at the septic tank and dry well – not quite in a normal manner due to the ponding pipes and leaking tank.

Summary of System Performance: Today's inspection found a septic system in need of repair. Once the necessary repairs have been made, the system could be made to operate in a normal manner as intended by its design. Please see photographs taken during the inspection for further reference.

Next Steps: The tank should be pumped, cleaned and then resealed. It would no longer be considered a hazard to health. The tank should then be pumped every 2 years (Undersized). The ponding pipes before and after the tank should be exposed and repaired/replaced. Only use septic friendly cleaning products. If not already done, the upgrading to some water saving appliances within the home would further reduce demands on the system and extend its operating life.

DISCLAIMER: The information contained in this document accurately describes the conditions observed on the date of the inspection. No indication is made or implied that the conditions described herein are representative of the functioning of the septic system beyond the inspection date. If there are any queries regarding this report, please contact Steven Rogers at the above address and numbers. The limit of liability is the cost of this report.

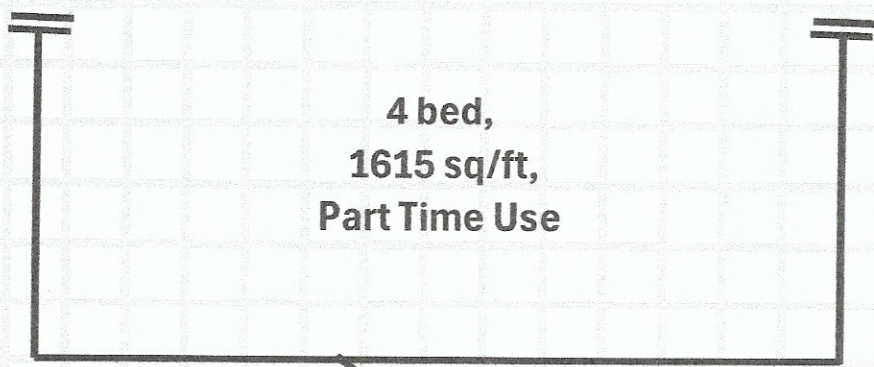
Steven Rogers.

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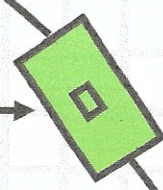
s-rogers@live.ca

250-803-3456

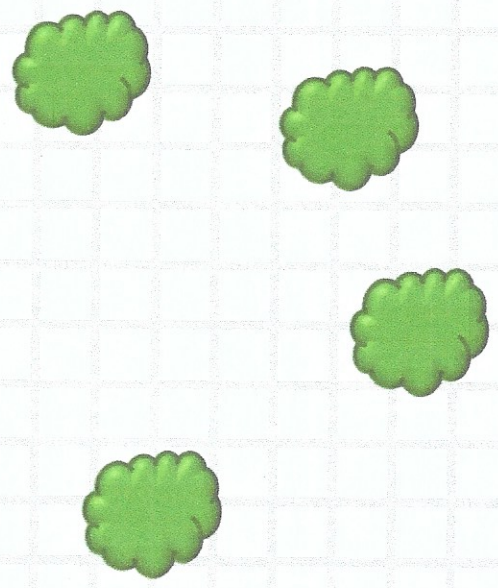





650 i gal Septic Tank



Dry Well

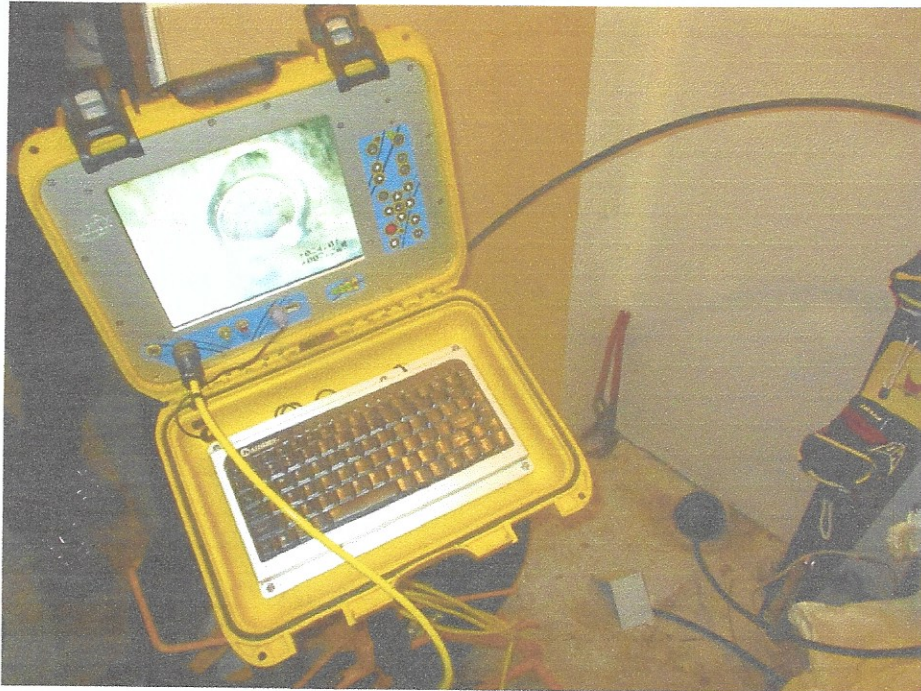


 to scale 1 meter squared

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File # 574. 22nd February 2025.

673 Swanshore Place, Swansea Point. VOE 2K2.



Transport line to tank.



Tank internals.

Note: Low level



Transport line to dry well.



Dry well internals.

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NORTH ([REDACTED]) HEALTH UNIT
APPLICATION FOR SEWAGE DISPOSAL PERMIT

(789) 1952.000

Pursuant to the Regulations Governing Sewage Disposal, application is hereby made for a permit to construct a sewage disposal system:

1. LOCATION: LOT 13 PLAN 27401 SECTION 11 TOWNSHIP 21 Rge 8
COMMONLY KNOWN LOCATION On the ...
2. APPLICANT/OWNER [REDACTED] PHONE _____
ADDRESS ...
HOUSE CONTRACTOR ... PHONE _____
3. SEPTIC TANK CONTRACTOR _____ PHONE _____
4. AREA OF LOT 2842 DIMENSIONS OF LOT 2842 x 1179
NUMBER OF BEDROOMS 3
5. WATER SUPPLY, SOURCE AND LOCATION ...
6. PERCOLATION RATE ... TYPE OF SUBSOIL ...
7. REGIONAL DISTRICT APPROVAL ...

NOTE: Two copies of an accurate scaled plot plan showing location of buildings, disposal area, your own well and neighbour's wells, surface waters, slope of ground, etc., MUST be provided with this application.

The undersigned applicant hereby agrees to comply with the Regulations Governing Sewage Disposal and to notify the authority having jurisdiction when the installation is ready for inspection.

IT IS AN OFFENCE TO MAKE A FALSE APPLICATION

DATE _____

SIGNATURE _____

**MAX. FIELD TILE
DEPTH 24"**

FOR OFFICIAL USE ONLY
PERMIT

Pursuant to this application and the Regulations Governing Disposal, permission is hereby granted for the construction of a sewage disposal system.

SEPTIC TANK CAPACITY 600 - 800 TYPE ...

DISPOSAL FIELD LENGTH 210 MATERIAL ...

ALTERNATE (DIV.8) ...

Date Issued _____

Public Health Inspector
for MEDICAL HEALTH OFFICER

NOTE: THIS IS A SEWAGE DISPOSAL PERMIT ONLY. CHECK WITH YOU LOCAL AUTHORITIES REGARDING BUILDING AND ZONING REGULATIONS. CONSTRUCTION MUST NOT COMMENCE UNTIL THIS PERMIT HAS BEEN SIGNED BY OR ON BEHALF OF THE MEDICAL HEALTH OFFICER. PRIOR TO BACKFILLING, THIS SEWAGE DISPOSAL SYSTEM MUST BE INSPECTED BY THE AUTHORITY HAVING JURISDICTION.

THIS PERMIT IS NOT TRANSFERABLE AND EXPIRES SIX MONTHS FROM THE DATE OF ISSUE.

LOT 13 PLAN 27401

SEPTIC TANK:

Location

- 50' from source of domestic water, body of water, lake, or river
- 3' from building and property lines
- 10' from domestic water pipeline
- in position to provide a minimum fall of 1/4" per foot in the drain/sewer from the building

CONVENTIONAL TILE FIELD:

Detail

- pipe diameter to be at least 3"
- P.V.C. or A.B.S. pipe to be approved
- length of lines no longer than 75'
- lines to be 8' apart
- trench to be 12" - 24" wide
- gravel/crushed rock to be graded 1/2" - 2 1/2"
- minimum depth of cover 8"
- maximum depth of cover 24"
- minimum depth of 9" of rock under pipe

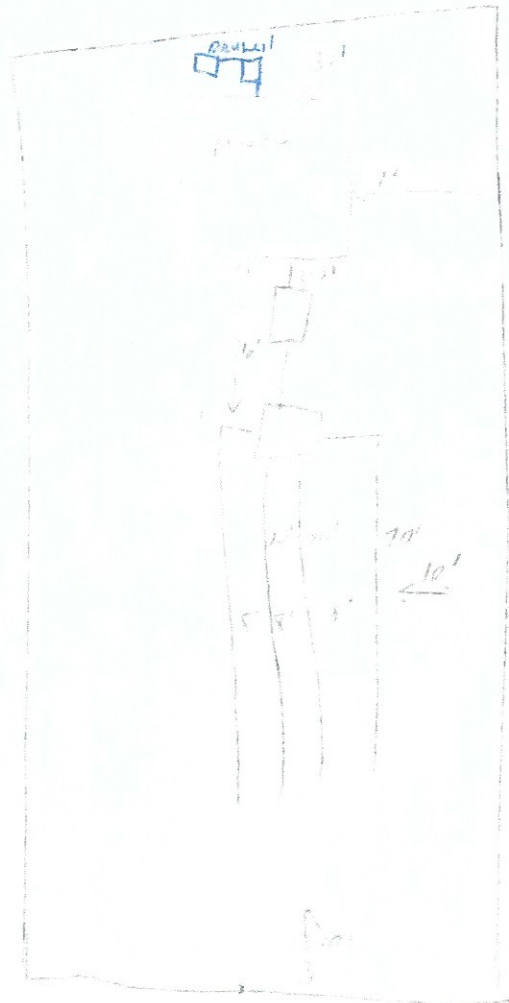
Location

- 100' from source of domestic water, body of water, lake or river
- 10' from building and property lines and building curtain drain
- 10' from domestic water pipeline
- not placed under roadway, paved area, or area used for parking of motor vehicles
- not on fill material

Design

- length of field determined by percolation tests and estimated daily sewage flow (see Regulations)
- all pipe ends plugged
- all lines to be laid across a slope of land
- all lines to be from a distribution box

PLOT PLAN (to scale)



NORTH OKANAGAN HEALTH UNIT

PERMISSION TO BACKFILL

The septic tank and disposal system on lot 13 Plan 27911

Commonly known as _____

has been inspected and backfilling is authorized.

DATE _____

Public Health Inspector
for MEDICAL HEALTH OFFICER



Province of
British Columbia

Ministry of
Health

PUBLIC HEALTH PROGRAMS

SEWAGE DISPOSAL REGULATIONS

APPROVAL OF SEWAGE DISPOSAL SYSTEM

NORTH OKANAGAN HEALTH DISTRICT

PARKLAND CENTRE - BOX 710

836-4835 - SICAMOUS, B.C. V0E 2V0

, B.C.

THIS IS TO CERTIFY THAT THE SEWAGE DISPOSAL SYSTEM ON:

Lot 13, Plan 27901 - Seashore Place, 6 Mile

May 21, 19 80

HAS BEEN INSPECTED. BACKFILLING AND USE IS AUTHORIZED.

WARNING:

PROPERLY USED AND MAINTAINED, A SEWAGE DISPOSAL SYSTEM WILL PROVIDE SATISFACTORY SERVICE FOR A CONSIDERABLE LENGTH OF TIME. ABUSE AND NEGLECT OF THE DRAINAGE SYSTEM MAY BE CAUSAL FACTORS IN THE DEVELOPMENT OF DISEASE.