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Septic Design | Installation | Inspection

 ithappens.ca  250.253.2059

Rodric van Woerkom

Registered Onsite Wastewater Practitioner

Blind Bay B.C. V0E 1H1

1-250-253-2059 email: info@ithappens.ca

Septic System Compliance and Performance Report

For Short Term Rental TUP Application - 629 Davidson Drive, Mara Lake, BC

Prepared for Columbia Shuswap Regional District (CSRD)

Date of Report: April 22, 2025

Prepared by: Rodric Van Woerkom, ROWP Private Inspector (PIR)

ASTTBC Registration Number: OW0640

Contact Information: 250-253-2059

1. Introduction

This report evaluates the onsite wastewater treatment system at 629 Davidson Drive, Mara Lake, BC, for [REDACTED]'s Short Term Rental Temporary Use Permit (TUP) application to the Columbia Shuswap Regional District (CSRD). The assessment complies with the Applied Science Technologists and Technicians of British Columbia (ASTTBC) Practice Guidelines for Private Inspectors (Residential), the Sewage Disposal Regulation (SDR) Sewerage System Regulation (SSR), and the Sewerage System Standard Practice Manual (SPM) Version 3. The system's design, condition, and performance were reviewed to ensure suitability for short-term rental use, with a focus on compliance and operational reliability.

2. Property and System Overview

- **Property Address:** 629 Davidson Drive, Mara Lake, BC
- **Use:** Short Term Rental 6 persons
- **System Type:** Type 1 (gravity-fed with dry well dispersal)
- **Components:**
 - **Main Tank:** 800 Imperial Gallon (IG) cast concrete tank with an access riser at grade
 - **Distribution Box:** Located approximately 2 meters from the tank, collecting flows via gravity
 - **Dispersal Area:** Two dry wells operating normally
- **Daily Design Flow Estimate:** 6 persons × 75 USG/day/person (short-term rental adjustment per SPM) = 450 USG/day (540 IG/day)
- **Date of Inspection:** April 16, 2025

3. Methodology

The inspection followed ASTTBC Private Inspector guidelines, including:

- Visual assessment of the tank, distribution box (externally), and dry wells.
- Confirmation of dry well performance (no surfacing or backup observed).
- Review of site conditions (e.g., proximity to Mara Lake, dispersal layout).
- Compliance check against SSR and SPM standards, with the tank pumped on inspection day for clarity. No invasive testing (e.g., dye tests) was conducted unless required by RDNO.

4. System Assessment

4.1 Main Tank (800 IG)

- **Capacity:** 800 IG (960 USG) exceeds the minimum 2-day retention for 450 USG/day (900 USG total capacity needed). Adequate for short-term rental use with up to 6 occupants.
- **Condition:** Cast concrete tank with access riser at grade showed no visible cracks or leaks externally; tank was pumped on April 16, 2025, confirming clean interior.
- **Compliance:** Meets SSR Section 7(1)(b) for watertight construction.

4.2 Distribution Box

- **Location:** Approximately 2 meters from the tank, receiving gravity-fed flows.
- **Condition:** External inspection limited to CCTV camera due to lack of direct access; assumed functional based on normal dry well operation.

4.3 Dispersal Area

- **Type:** Two dry wells
- **Condition:** Operating normally as intended, with no surfacing, ponding, or backup observed during inspection.
- **Setbacks:** Assumed >30m from Mara Lake, >3m from property lines; to be confirmed.
- **Compliance:** Suitable for TUP based on performance; soil data needed for long-term verification.

4.4 Site Conditions

- **Soil Type:** To be confirmed; no test holes dug.
- **Topography:** Level
- **Proximity to Water:** Mara Lake proximity requires setback confirmation (>30m per SSR).

5. Findings

- **Capacity:** The 800 IG tank supports a daily flow of 450 USG/day, sufficient for short-term rental with a maximum of 6 occupants.
- **Condition:** The system is fully operational post-pumping, with dry wells performing as intended and no immediate concerns noted.
- **Compliance:** Meets SSR and SPM requirements for temporary use, with minor improvements recommended to enhance reliability.

6. Recommended Improvements and Maintenance

In order to ensure continued performance without impacting the outcome of the TUP septic system inspection, the following recommendations are provided

- **Create Access to Distribution Box and dry wells:** Install risers or access point to enable inspection and maintenance, ensuring even flow to dry wells.
- **Add Effluent Filter:** Install at the tank outlet to trap solids, reducing risk of clogging in the distribution box and dry wells.
- **Maintenance Schedule:** Pump the tank every 3 years (per SPM; last pumped April 16, 2025); inspect dry wells annually for signs of saturation.

7. Maximum Occupancy Recommendation

For the TUP application, a maximum occupancy of 6 persons is recommended. This aligns with the system's capacity (450 USG/day design flow) and SPM guidelines for short-term rentals, assuming 75 USG/day/person.

8. Limitations

- No direct access to the distribution box restricted internal inspection.
- No soil test holes dug; dry well performance assessed visually.
- No maintenance records provided by the owner, limiting historical context.
- Mara Lake setback distance requires precise measurement for full SSR compliance.

9. Certification

I, Rodric Van Woerkom, a Registered Onsite Wastewater Practitioner (ROWP) Private Inspector (PIR) with ASTTBC, certify that this report accurately reflects the inspection conducted at 629 Davidson Drive on April 16, 2025. The system performs adequately for short-term rental use under the TUP.



Date: April 22, 2025

Appendix A

Statement of general conditions

This document does not constitute any form of warranty or guarantee, nor does it provide assurance of continued performance to any degree of the system evaluated. It Happens Wastewater Inc (IHWW) and its agents expressly disclaim any warranty or guarantee anything expressed or implied arising from this septic system evaluation.

Reliance on Provided Information

IHWW has relied on the accuracy and completeness of the information provided by its client the home owner and by other professionals. We are not responsible for any deficiency in this document that results from a deficiency in this information.

Standard of Care

We exercise a standard of care consistent with that level of skill and care ordinarily exercised by members of the profession currently practicing under similar conditions. This information is only our opinion as viewed in the snapshot of time that we were on the site assessing the system.

Review

We recommend that our client engage IHWW to review this document and discuss our conclusions and recommendations.

Limitation of Liability Clause

In all cases the liability of It Happens Wastewater Inc. and/or Rodric van Woerkom's is limited to the fees charged. By accepting and using this report the client accepts IHWW and Rodric van Woerkom's liability are limited in this way



Photo 1. Tank access



Photo 2. Locates were done prior to exposing the tank.



Photo 3.



Photo 4. Outlet access hatch.



Photo 5.



Photo 6.