



# It Happens

Septic Design | Installation | Inspection

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## Septic System Compliance Report

For Short Term Rental TUP Application - 3 bedroom 7655 Squilax-Anglemont Rd, Anglemont BC

Prepared for Columbia Shuswap Regional District (CSRD)

Date of Report: March 12, 2025

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

ASTTBC Registration Number: OW640

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## 1. Introduction

This report assesses the onsite wastewater treatment system at 7655 Squilax-Anglemont Rd, Anglemont, BC, for [REDACTED]'s Short Term Rental Temporary Use Permit (TUP) three bedroom application to the Columbia Shuswap Regional District (CSRD). The evaluation follows the Applied Science Technologists and Technicians of British Columbia (ASTTBC) Practice Guidelines for Private Inspectors (Residential), the Sewage Disposal Regulation (SDR), and the Sewerage System Standard Practice Manual (SPM) Version 3. The system's design, condition, and capacity were reviewed to ensure suitability for temporary rental use, with a recommended maximum occupancy of 6 persons.

## 2. Property and System Overview

- **Property Address:** 7655 Squilax-Anglemont Rd, Anglemont, BC
- **Legal Description:** PCL A (DD F15382F) OF L 1 SEC 15 TP 23 R 9 W OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PL 12755
- **Use:** Short Term Rental 6 person occupancy.
- **System Type:** Type 1 (gravity-fed with pump-assisted dispersal)
- **Components:**
  - **Main Tank:** Approx. 800 Imperial Gallon (IG) cast concrete tank with an access riser at grade
  - **Pump Chamber:** 100 IG chamber, 31 meters from the lake, with pump and float
  - **Dispersal Area:** Distribution box with three 3" PVC laterals behind the house
- **Daily Design Flow Estimate:** 6 persons × 283 litres/day/person (short-term rental adjustment per SPM) = 1698 litres/day. Two day retention time as per Sewage Disposal Regulation = 3396 litre tank (897 USG)
- **Date of Inspection:** April fourth, 2025

## 3. Methodology

The inspection adhered to ASTTBC Private Inspector guidelines, including:

- Visual assessment of the tank, pump chamber, and dispersal area.
- Functional test of the pump and float in the pump chamber.
- Review of site conditions (e.g., proximity to lake, dispersal layout).
- Compliance check against SDR and SPM standards, with no invasive testing (e.g., dye tests) unless required by CSRD.

## 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 for 2 days). Suitable for short-term rental use.
- **Condition:** Cast concrete tank with access riser at grade appeared intact; no visible cracks or leaks noted externally.
- **Compliance:** Meets SSR Section 7(1)(b) for watertight construction.

### 4.2 Pump Chamber (100 IG)

- **Capacity:** 100 IG (120 USG) serves as a buffer for peak flows; adequate for temporary use.
- **Condition:** Located 31 meters from the lake, with pump and float tested and functioning (activated during inspection).
- **Compliance:** Does not meet SDR standards for pump chamber design and but meets SSR setbacks (>30m from Lake ).

### 4.3 Dispersal Area

- **Type:** Distribution box with three 3" PVC laterals behind the house. 15m each.
- **Condition:** No surfacing or ponding observed; solids buildup in lines noted (see recommendations).
- **Setbacks:** Assumed >3m from property lines; lake setback covered by pump chamber distance.
- **Compliance:** Appears adequate, pending soil verification.

### 4.4 Site Conditions

- **Soil Type:** [e.g., To be confirmed; no test holes dug].
- **Topography:** [e.g., Sloped behind house; to be confirmed].
- **Proximity to Water:** >40 meters from lake exceeds SSR minimum setback.

## 5. Findings

- **Capacity:** The 800 IG tank and 100 IG pump chamber support a daily flow of 450 USG/day, suitable for a maximum occupancy of 6 persons under short-term rental use. The 49 year old 1976 system has been taken in consideration under this decision.
- **Condition:** System components are functional, with the pump and float operational and no immediate failures observed.
- **Compliance:** Preliminary assessment aligns with SDR and some parts SPM, with minor improvements recommended.

## 6. Recommended Improvements and Maintenance

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To ensure optimal performance during the TUP period:

1. **Line Jetting:** Remove solids buildup in the 3" PVC laterals to maintain flow efficiency.
2. **High-Level Alarm:** Install on the pump chamber to alert for overflow risks, enhancing system reliability.
3. **Maintenance Schedule:** Pump the tank every 2 years. Inspect pump annually.
4. **Operation and Maintenance Plan** should be made.

## 7. Maximum Occupancy Recommendation

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

## 8. Limitations

- No soil test holes dug due to scope of inspection; dispersal area suitability assumed based on visual check.
- Internal tank condition not assessed (no Confined Space Entry).
- Maintenance history unavailable at drafting; to be sourced if possible.

## 9. Certification

*I, Rodric Van Woerkom, a Registered Onsite Wastewater Practitioner (ROWP) Private Inspector (PIR) with ASTTBC, certify that this report reflects the inspection conducted at 7655 Squilax-Anglemont Rd. The system appears suitable for short-term rental use under the TUP, with the noted improvements.*



Date: June 25, 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. Site plan. Approximate distance to pump chamber and dispersal area are highlighted.*





***Photo 2.***



*Photo 3. Distance from the pump chamber.*





*Photo 4. Distribution box*





*Photo 5. Sludge inside laterals*



*Photo 6. Main tank*