



Homeowner's Guide to Sewage Systems

Sanitary sewage is defined as liquid or water borne waste of industrial or commercial origin, or of domestic origin, including human body waste, toilet or other bathroom waste, and shower, tub, culinary, sink and laundry waste.

A correctly designed, located, constructed and maintained sewage system will function effectively and safely. An improperly designed, located, constructed or inadequately maintained system may lead to considerable nuisance and expense and seriously endanger health and the environment.

The Law and Sewage Disposal

The authority to regulate on-site sanitary sewage systems with a daily design flow of less than 10,000 Litres/day was transferred from *The Environmental Protection Act* to *The Building Code Act* on April 6, 1998. Although many requirements remain similar to those in *The Environmental Protection Act*, be sure to refer to Part 8 of The 1997 *Ontario Building Code* for specific requirements regarding on-site sanitary sewage systems.

Classifications of Private Sewage Systems

Class 1 – a chemical toilet, an incinerating toilet, a recirculating toilet, a self-contained portable toilet and all forms of privy including a portable privy, an earth pit privy, a pail privy, a privy vault and a composting toilet system.

Class 2 – a grey-water system,

Class 3 – a cesspool,

Class 4 – a leaching bed system (Septic System),

Class 5 – a system that requires or uses a holding tank for the retention of hauled sewage at the site where it is produced prior to its collection by a hauled sewage system.

The Building Code Act **requires** that any person installing or repairing a **Class 2, 3, 4 or 5** sewage system obtain a permit issued by the Chief Building Official prior to commencing construction.

Who Can Install a Sewage System?

Persons engaged in the business of constructing on site, installing, repairing, servicing, cleaning or emptying sewage systems must be qualified and licensed under Section 2.12 of the 1997 Ontario Building Code.

What Do You Need to Apply for a Sewage System Permit?

Every sewage system permit application shall contain the following information:

- ◆ The name, address, telephone number, and licence number of the person installing the sewage system,
- ◆ A site evaluation, which shall include all of the following items:
 - The date the evaluation was done
 - The name, address, telephone number and signature of the person who prepared the evaluation,
 - A scaled map of the site showing the legal description, lot size, property dimensions, existing rights-of-way, easements, or municipal/utility corridors,
 - The location of items listed in Table 8.2.1.5 and/or Table 8.2.1.6.A, Table 8.2.1.6.B and Table 8.2.1.6.C as follows,
 - The location of the proposed sewage system,
 - The location of any unsuitable, disturbed or compacted areas, and the proposed access routes for system maintenance,
 - Depth to bedrock,
 - Depth to zones of soil saturation,
 - Soil properties, including soil permeability, and
 - Soil conditions, including the potential for flooding

Table 8.2.1.5

CLEARANCE DISTANCES FOR CLASS 1, 2 AND 3 SEWAGE SYSTEMS

	Minimum horizontal distance in metres from a well with watertight casing to a depth of at least 6m	Minimum horizontal distance in metres from a spring used as a source of potable water or well other than a well with a water tight casing to a depth of at least 6m	Minimum horizontal distance in metres from a lake, river, pond, stream, reservoir, or a spring not used as a source of potable water	Minimum horizontal distance in metres from a Property Line
Earth Pit Privy	15	30	15	3
Privy Vault	10	15	10	3
Pail Privy				
Grey Water System	10	15	15	3
Cesspool	30	60	15	3

Table 8.2.1.6.A

MINIMUM CLEARANCE FOR TREATMENT UNITS FOR CLASS 4 OR 5 SYSTEMS

Structure	1.5 m
Well	15 m
Lake	15 m
Pond	15 m
Reservoir	15 m
River	15 m
Spring	15 m
Stream	15 m
Property Line	3 m

Table 8.2.1.6.B

MINIMUM CLEARANCES FOR DISTRIBUTION PIPING FOR CLASS 4 OR 5 SYSTEMS

Structure	5 m
Well with a watertight casing to a depth of 6 m	15 m
Any other well	30 m
Lake	15 m
Pond	15 m
Reservoir	15 m
River	15 m
A spring not used as a source of potable water	15 m
Stream	15 m
Property Line	3 m

Table 8.2.1.6.C

MINIMUM CLEARANCES FOR HOLDING TANKS FOR CLASS 5 SYSTEMS

Structure	1.5 m
Well with a watertight casing to a depth of 6 m	15 m
Any other well	15 m
Spring	15 m
Property Line	3 m

For additional information please contact our Chief Building Official at 613-586-1950. Please leave a message and he will get back to you as soon as possible.