

# Central Michigan District Health Department

## ON-SITE SEWAGE SYSTEM TIME OF TRANSFER EVALUATION CATEGORIES

*Prior to the sale or transfer of a property with an on-site water supply and/or sewage system, the property must be evaluated and the Central Michigan District Health Department must issue a transfer authorization. The items below are examples which have been provided to assist understanding of possible evaluation outcomes.*

**NO ACTION REQUIRED:** The on-site sewage system is in substantial conformance with the Regulation. TRANSFER AUTHORIZATION WILL BE GRANTED.

**NO ACTION REQUIRED - ACTION RECOMMENDED:** The on-site sewage system is in conformance with the Regulation. TRANSFER AUTHORIZATION WILL BE GRANTED.

The system may have one or more items of concern associated with its construction or operation; however, the sewage system will be considered to be in conformance. Examples of such items of concern include:

- Home vacant and system not in use at time of evaluation
- Water softener, footings, or sump to system (must be removed from system but transfer authorized)
- Signs of corrosion on outlet baffle
- Pump chamber not equipped with a high water alarm
- No riser over pump chamber
- More than 24" of cover over the field.
- Tank and/or field capacity 50-99% of current Sanitary Code.
- Installed <24" to water table however compliant with Sanitary Code 1996 revisions (Gladwin County only and installed prior to 1996 revisions). Future correction plan required.
- Sewage Treatment System may not be located on subject property and/or may not have a recorded easement.

**ACTION REQUIRED:** The on-site sewage system is not in substantial conformance with the Regulation and must be changed to eliminate listed deficiencies. TRANSFER AUTHORIZATION IS NOT GRANTED UNTIL CORRECTIONS MADE OR ESCROW.

Sewage system is in substantial non-conformance for one or more of the following reasons:

- Septic tank damaged, structurally unsound, and/or not watertight
- Backup into septic tank during pumping
- Unsafe septic tank lid or riser lid
- Riser lid not secured and no secondary safety device
- Pump chamber components and/or piping broken or not functional
- Septic tank consists of steel drum or old fuel oil tank
- Seepage pits/no septic tank
- No absorption system found
- System contains fully blackened stone and/or is saturated with blackened stone
- Cistern or dug well used for sewage disposal
- System located on neighboring property without recorded agreement/easement
- Septic tank cannot be located.
- Tank or absorption area < 50 percent of current Sanitary Code requirements.
- Sewage Treatment System less than 50' to wells or surface water sources without approved deviation or variance.
- Sewage Treatment System less than 50' to footing drain(s) that discharges directly to surface water.
- Discharge of sewage and/or effluent to ground surface or surface water
- Sewage system is tied into drainage tile
- Sewage system is the source of an illicit discharge
- Sewage system backs up into structure