



A Tradition of Stewardship  
A Commitment to Service

## Environmental Management

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**Steven Lederer**  
Director

### BURNED DWELLING REPLACEMENTS

When replacement of a dwelling (or other structure with plumbing) becomes necessary due to causes beyond the property owner's control, such as fire or **natural disaster**, the following course of action should be followed:

#### WHERE EXISTING SYSTEM IS A CONVENTIONAL SYSTEM

1. A licensed sewage contractor must pump the septic tank(s), inspect the entire system and submit an inspection report and an accurate plot plan of what exists.
2. A site evaluation must be completed including test pits in the area of the existing or proposed system, unless an approved site evaluation is already on file.
3. Based on the number of bedrooms in the replacement dwelling, determine size of drain field required based on site evaluation findings and, if necessary, add length of line required for those particular soil conditions. Do not require replacement with a special design system, even if soil and other conditions would, under normal circumstances, require such system to be installed.
4. If inspection of the existing system reveals a malfunction, require repair/replacement with the best possible standard system that can be installed on that site.

#### WHERE THE EXISTING SYSTEM IS AN ENGINEERED SYSTEM

1. A licensed sewage contractor must pump the septic tank(s), inspect the entire system and submit an inspection report and an accurate plot plan of what exists.
2. If the system was subjected to obvious damage, require inspection by an engineer as well (preferably the design engineer), and repair if necessary.
3. This system may not be expanded to accommodate more bedrooms than the destroyed residence without plan review and approval. Typical requirements apply for the review and approval process.

#### IN ALL CASES:

1. Be aware that circumstances may be encountered where this policy may not be workable, such as those instances where the repaired/replaced standard system cannot be expected to function satisfactorily. Discuss these cases with your supervisor.
2. The proposed replacement structure may not be more than 25% larger than the square footage of the destroyed structure and no increase in bedrooms will be allowed.
3. The property owner must sign and notarize the "Acknowledgement Regarding Burned Dwelling Replacements". A copy of this must be kept in the AP file. This acknowledgement states that the property owner acknowledges the fact that the sewage disposal system, although expected to function satisfactorily, does not meet current code requirements and that this fact must be disclosed to future potential buyers.

INSTRUCTIONS FOR COMPLETING THE  
ACKNOWLEDGEMENT REGARDING BURNED DWELLING REPLACEMENTS

1. Type in the Assessors Parcel Number and address for the subject property.
2. Attach a legal description of the property, labeled as exhibit "A".
3. All owners must sign, date and notarize the document. An all purpose notary acknowledgement must be used.
4. Return the document, Exhibit "A", and the notary strip to this department.

ACKNOWLEDGEMENT REGARDING BURNED DWELLING REPLACEMENT

The undersigned owner(s) hereby acknowledge to the County of Napa through the Department of Environmental Management the following:

1. This acknowledgement applies to that parcel of land designated as Assessors Parcel Number \_\_\_\_\_, with a street address of \_\_\_\_\_ . A complete legal description of this property is attached hereto as Exhibit "A".
2. A permit for a replacement dwelling is being applied for and owner wishes to use the existing sewage disposal system as it currently exists or as modified or repaired to serve said replacement dwelling. Owner acknowledges that the septic system, although expected to function satisfactorily, does not meet current code requirements.
3. Owner further acknowledges that this fact must be disclosed to future potential buyers.
4. Owner chooses to use the existing septic system and acknowledges that he/she has been advised as to the type of system that would otherwise be required by current code.

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Owners Signature(s)

Date