



A Tradition of Stewardship
A Commitment to Service

BURNED DWELLING REPLACEMENT AND WASTEWATER SYSTEMS - NAPA COMPLEX FIRE 2017

When an owner applies to replace a dwelling (or other structure with plumbing) due to loss during the 2017 Napa Complex Fire and the wastewater system doesn't meet Napa County Code requirements for sewage disposal systems (Title 13) in place at the time the building permit application is submitted for the replacement structure, the following shall be applied:

In all cases:

- The proposed replacement structure shall not be more than 25% larger than the square footage of the destroyed structure and no increase in bedrooms will be allowed. If expansion of footprint beyond an additional 25% and/or an increase in the number of bedrooms is proposed additional requirements will apply which may include construction of a code compliant wastewater system.
- The property owner must sign with a notary the "Acknowledgement Regarding Burned Dwelling Replacement".
- If an inspection report identifies a system that is not functioning or is not expected to function satisfactorily due to poor soil conditions, inadequate leaching area or use of a cesspool, repair or replacement will be required. In most cases replacement with an alternative sewage treatment system (ASTS) will not be required, but there may be cases where an ASTS is the best option. These cases may include parcels with shallow groundwater, parcels near impaired water bodies, parcels where adequate separation distances between wastewater system components and creeks and wells cannot be maintained. Environmental Health staff must work with property owners, contractors and designers to determine the best course of action for these parcels.

EXISTING SYSTEM IS A CONVENTIONAL WASTEWATER TREATMENT SYSTEM

1. A licensed sewage contractor must inspect the entire wastewater treatment system and submit an inspection report and an accurate plot plan of existing components. The septic tank(s) will have to be pumped by a permitted sewage pumping company in order to complete the inspection.
2. Deficiencies noted during the inspection must be corrected. Minor repair work may not require a permit and inspection by this Division. Please contact Environmental Health staff for permitting requirements.

EXISTING SYSTEM IS AN ALTERNATIVE SEWAGE TREATMENT SYSTEM (ASTS)

1. A licensed sewage contractor or service provider must inspect the entire wastewater system and submit an inspection report and an accurate plot plan of existing components if one is not on file. The septic tank(s) may have to be pumped by a permitted sewage pumping company in order to complete the inspection.
2. If the system was subjected to serious damage, the design engineer shall propose repairs to the system. A plan and permit for the repairs will be required. Minor repairs may not require a permit. Please contact Environmental Health staff for permitting requirements.
3. This system may not be expanded to accommodate more bedrooms than the destroyed residence without plan review and approval. A Napa County code compliant wastewater treatment system will be required for expansions. A reserve area will also be required.

ACKNOWLEDGEMENT REGARDING WASTEWATER SYSTEM AND
BURNED DWELLING REPLACEMENT

The undersigned owner(s) hereby acknowledge to the County of Napa through the Department of Planning Building and Environmental Services the following:

1. This acknowledgement applies to that parcel of land designated as Assessor's 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 has been submitted and owner wishes to use the existing wastewater treatment and disposal system as it currently exists or as modified or repaired to serve said replacement dwelling. Owner acknowledges that the wastewater treatment system, although expected to function satisfactorily, does not meet current Napa County Title 13 requirements (sewage ordinance).

3. Owner further acknowledges that this fact must be disclosed to future potential buyers.

4. Owner chooses to use the existing wastewater treatment system and acknowledges that he/she has been advised as to the type of system that would otherwise be required by current code.

Owners Signature(s)

Date