

The Village of South Barrington



30 SOUTH BARRINGTON ROAD
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'SEPTIC REPAIR DUE TO FAILURE' PERMIT

- REQUIRED APPLICATIONS MATERIALS:**
- Permit Application Form TYPED
 - Five sets of Septic Design Drawings (stamped)
 - As-built Septic System Drawing
 - Plat of Survey
 - \$100.00 Application fee
 - \$ 50.00 Plan Review fee

REPAIRS: When conditions exist that the subsurface seepage field is failing, the property owner shall take **immediate** steps to repair the system:

- A. Property owner shall hire a Professional Septic Engineer to evaluate the situation and make recommendations as to a solution to repair the failing condition.
- B. Pumping of Septic Tanks: Upon discovery of a failing condition, the Village Enforcement office may require that the property owner secure a contract with a licensed septic pumping contractor to pump the septic tanks as required until the corrective measures have been taken so as to prevent further effluent from reaching the surface. A copy of said contract shall be filed with the Village.
- C. Percolation Tests Required: A new percolation test will be required if the repair procedures include the addition to, or replacement of, the subsurface seepage field to another area on the property which falls outside of the original approved septic area.
- D. Approved private sewage disposal systems for repairs:
 - 1. Subsurface seepage field with gravel filled trenches.
 - 2. Subsurface seepage field with gravelless trench bed tubing. (Allowed for repairs, additions, and alterations only, when specifically approved by the Building Officer).
 - 3. Mechanical Aerobic Waste Treatment Plants. Refer to Article X, Rule 10.0 of the Village Private Sewage Disposal Ordinance for the conditions that must exist for approval.

CHECKING HOMES WITH SEPTIC FAILURES: The following items should be checked in the event of a possible septic failure:

BASEMENT:

1. The basement is a good place to start. The footing sump pump must be checked to see that ground water is not being pumped into the septic system.
2. The water softener should be checked to determine if the backwash recharge brine is being discharged to the septic system. Water softener recharge water should discharge into the footing sump and not into the sanitary sump. The salt solution changes the soil structure and hastens plugging of the pores of the soil. The recharge operation also would add a large liquid flow to the system.
3. Humidifiers/condensate water must drain to the footing sump pump and not into the septic system.
4. The sanitary sump pit should be checked. Sometimes ground water enters the pit through cracks and is then pumped to the septic system. This is especially true when the footing sump is located adjacent to the sanitary sump.

HOUSE

1. The float valves in all toilet tanks should be checked. If any are sticking, they should be repaired or replaced.
2. The water elevation line in the flush tank should be lowered approximately one inch from the top of the overflow pipe.
3. All faucets should be checked for dripping and washers replaced where needed. Even a small drip adds many gallons of excess water over a period of a month.
4. Water conservation is urged for all homeowners. The installation of water saving plumbing fixtures and showerheads is highly recommended.

SEPTIC TANK:

1. During wet weather the septic tank should be pumped and a check made to see if any ground water is flowing into the tank when all water is shut off in the house. There is a possibility that drain tile, downspouts, curtain drains, etc. are connected to the building sewer or that water is flowing along the outside of the sewer line and infiltrating into the septic tank.
2. The outlet baffle should be checked to be sure it is in good condition.
3. The septic tanks may pick up subsurface water through the lid and inspection ports. This is especially so in soils that have a seasonally high water table.

SEEPAGE FIELD:

1. Drop boxes (or distribution boxes) should be exposed and checked for infiltration and for the depth of water in each of them. Every box should be full and no water should be running into the first drop box when the water in the house is completely shut off.
2. Drop boxes should be checked to be sure that the elevation of each is set correctly. The last or lowest line of the septic system should fall first. When this occurs, all other lines should be checked to determine that they are also full to the overflow level. If one or more is not full, the distribution to higher lines is defective and portions of the field are not working properly.

YARD:

1. The downspouts should not drain toward the septic field. All downspouts, which would flow across the septic field, must be connected to a underground drain tile system that discharges away from the septic field to an approved outlet.
2. The footing sump pump discharge should be diverted away from the septic field in the same manner as the downspouts.
3. If the septic system is located such that surface drainage would flow across it, a curtain drain should be installed above the field to intercept this flow and divert it away to an approved outlet.
4. Any depression over a seepage line will add large quantities of water to the field. Mound over the seepage lines during initial construction and fill any depressions that subsequently occur.
5. Sprinkler systems must not be installed in the septic field area. The installation of a sprinkler system over a septic area is in violation of a Village Ordinance and will normally void all warranties with the septic installer.

SEPTIC DESIGN DRAWINGS:

All Septic Design Drawings shall be prepared by a Registered Professional Engineer in the State of Illinois. All drawings shall conform to the requirements outlined in the Village Private Sewage Disposal Systems Ordinance.

MISCELLANEOUS INFORMATION:

1. The existing septic field area shall be protected at all times during construction to prevent traffic from entering the septic area. The septic field shall be protected by 4 tall, orange, snow fence. **Absolute no traffic is allowed on the septic field area.**
2. Upon completion of the septic repair the septic installer must prepare and submit an as-built drawing indicating exactly what was done to the existing septic system.

PERFORMANCE DEPOSITS:

1. A \$1,000 performance deposit shared between the Owner and General Contractor (\$500.00 each) is required at the time the 'Septic Repair Due to Failure' Permit is issued.
2. In the event that damages result from any construction activity, the deposit will be retained until the problem is resolved to the satisfaction of the Village Engineer or Building Department.