



VILLAGE OF SOUTH BARRINGTON
30 S. Barrington Road
South Barrington, IL 60010
Phone (847) 381-7510 | southbarrington.org

SEPTIC REPAIR TO EXISTING SYSTEM PERMIT

REQUIRED APPLICATIONS MATERIALS:

- ❑ Complete unrestricted PDF file permit submittal of all documents to permits@southbarrington.org
- ❑ Hard copy permit submittal of all documents to include:
 - ❑ Permit Application Form (www.southbarrington.org, Government, Building & Engineering)
 - ❑ Three (3) sets of Septic Design Drawings (Signed & sealed by an Illinois Licensed Professional Engineer)
 - ❑ Two (2) copies of As-Built Septic System Drawing
 - ❑ Plat of Survey
 - ❑ \$100.00 Application Fee (no credit cards)
 - ❑ \$415.00 Building Permit Fee (no credit cards)

Note: Additional Site Engineering Review Fee May Apply at Permit Issuance

REPAIRS:

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

1. Property owner shall hire a Registered Professional Engineer experienced in the design of septic systems to evaluate the situation and make recommendations as to a solution to repair the failing condition.
2. 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.
3. Soil Tests Required: A soil 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.
4. A house inspection is required to determine the number of existing bedrooms.
5. Approved private sewage disposal systems for repairs: See Village Code Section Title 4, Chapter 7 Section 4-7-2, Section 905.30

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. (Note: For new construction, the water softener must discharge into its own field unless it meets NSF Standard 44.)

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.

SEPTIC TRENCH SYSTEMS:

1. Uncover each drop box and inspect to see if any trenches are receiving effluent or are diluted with ground water.
2. Determine if there are any clogs between trenches, if high ground water is a problem or if the system is at capacity.

YARD:

1. The downspouts must not drain toward or discharge onto the septic field.
2. The footing sump pump discharge should be diverted away from the septic field in the same manner as the downspouts.
3. Any depression over a seepage line will add large quantities of water to the field. Fill any depressions that subsequently occur.
4. Sprinkler systems must not be installed on or within 25 feet of the septic treatment area. The installation of a sprinkler system that is in violation of a Village Ordinance will normally void all warranties with the septic installer.

SEPTIC DESIGN DRAWINGS:

All Septic Design Drawings shall be prepared by an Illinois Registered Professional Engineer. 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 by a 4-foot protective fence at all times during construction to prevent traffic from entering the septic area. **Absolutely 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 BOND DEPOSITS:

A performance bond deposit (cash or check) is required from both the property owner and general contractor at the time the Septic Repair Permit is issued. In the event that damage occurs to village streets, easements, etc. from any construction activity, the deposit will be retained until the problem is resolved to the satisfaction of the Village Engineer or Building Department. "Request for Release of Performance Bond Deposit" forms are available on line at www.southbarrington.org.