

# GUIDE FOR SEPTIC “AS CONSTRUCTED” DRAWINGS

On July 1, 2005 the Township of Springwater's Building Services Department began requesting “As Constructed” drawings to aid the inspector when performing septic inspections. This guide has been developed to assist contractors in preparing such drawings.

## ***Part 1 - Questions and Answers***

### When is the “As Constructed” drawing required?

The “As Constructed” drawing will be required prior to the “grade” inspection (eg. before it is backfilled).

### How do I provide the “As Constructed” drawing to the Inspector?

The drawing should be faxed to the attention of the Building Services Department (705-728-2759) or hand-delivered to the Springwater Township Office (1110 Highway 26) on, or before, 8:45am on the day of inspection.

### Is it possible to leave the drawing on site?

Yes. When you call to book the final inspection, advise the Building Assistant that you will leave the drawing on site.

### Where should I leave the drawing?

Place the drawing in a “zip-lock” type of bag, seal it tightly to protect it from the weather and secure the bag to the lid of the septic tank so that it won't be blown away (use a rock or tape the bag to the tank). ***If this is not possible, be sure to advise the Building Assistant (when you book your inspection) where the drawing will be so that the Inspector knows where to look for it.***

### What happens if you do not receive the drawing before the inspection?

If we have not been advised that the drawing will be available on site, and have not received the drawing before the inspection is to take place; the inspection will be cancelled by the Inspector. ***It will be your responsibility to reschedule the inspection.***

If you instructed our office that the drawing would be left on site and the Inspector is unable to locate the drawing, the inspection ***will not pass***. In addition, you will be responsible for booking a RE-INSPECTION and ensuring that the drawing is available for the re-inspection.

**NOTE: All re-inspections are subject to the current re-inspection fee.**

Do you still need to inspect the Septic system?

Yes! Parts of the septic system will need to remain exposed for inspection to confirm compliance with *Part 7 of the Ontario Building Code*.

What parts of the septic system should be left exposed?

- ✓ Top of septic tank (to verify red seal from the manufacturer and tank size)
- ✓ All pipe from the house to the header (to verify adequate slope and pipe size)
- ✓ Header (to confirm that it is level)
- ✓ Fitting from header to first 3'0" section of distribution pipe (to confirm number of runs and slope)
- ✓ Last 3' section of distribution pipes (to confirm number of runs, slope and layout)
- ✓ Ends of Base Area - mark location if not easily indicated
- ✓ Distribution boxes and pump chamber

The balance of the distribution pipe, during the inspection, should be covered with the required stone only.

What is the "As Constructed" drawing used for?

The Inspector will verify the drawing and all dimensions. If accurate and complete, the drawing will be attached to the "Final Inspection Report" (also known as the Septic Use Certificate). A copy of this Final Inspection Report is given to the Owner for future maintenance/servicing of the septic system.

## ***Part 2 – What to include in the As Constructed drawings***

Checklist of Requirements for "As Constructed" drawings:

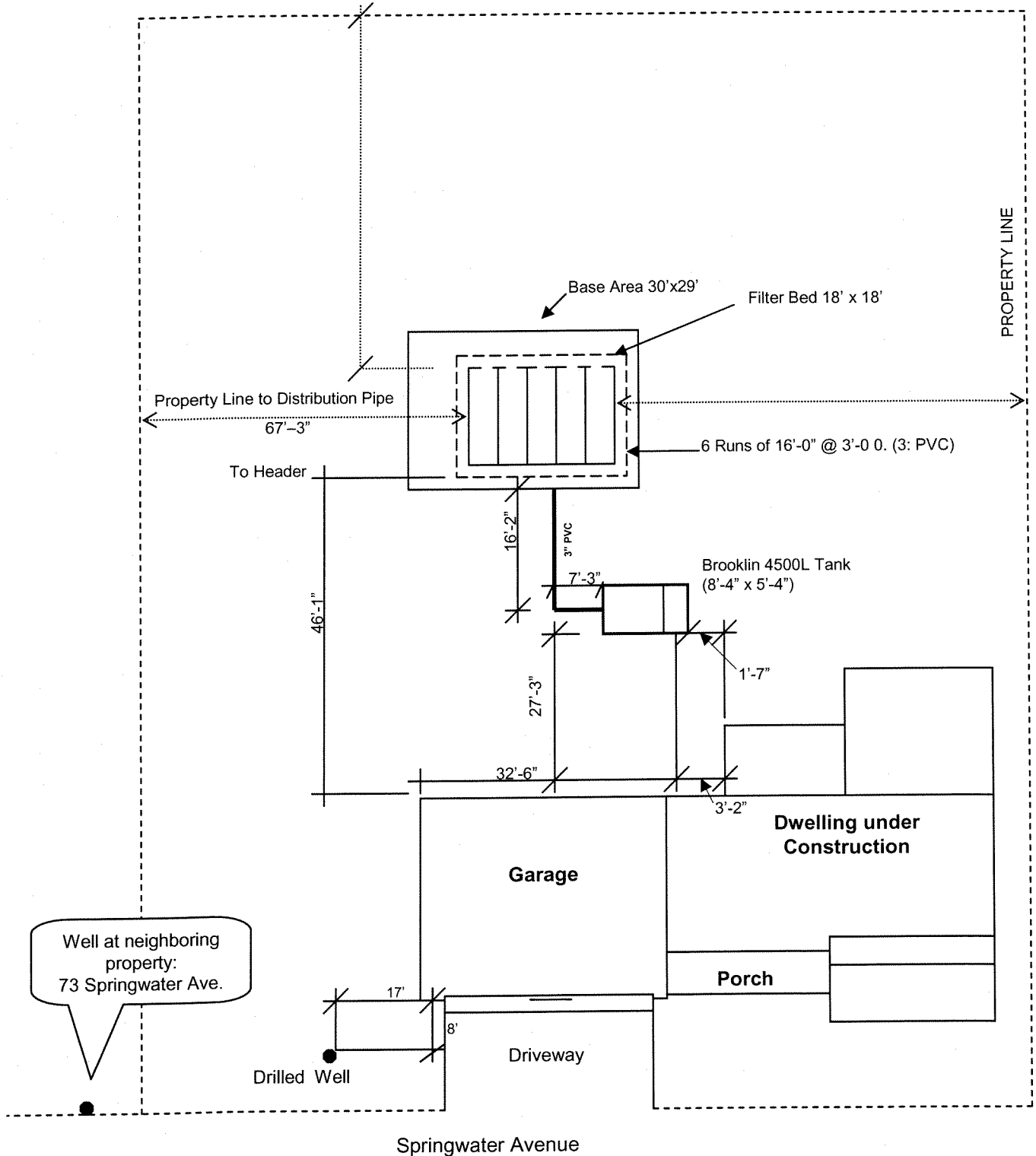
- ✓ Address
- ✓ Legal description (Lot number, Plan number/Concession)
- ✓ Permit Number
- ✓ Installer Name
- ✓ Overhead View
  - NOTE: Show clear location of septic components in relation to the property eg. front yard, side yard, back yard; how far is it from the house?. Ask yourself "Will the homeowner of the property be able to find the components of the system when needed using the diagram I have provided?"
- ✓ Septic Tank (include, name of Manufacturer, capacity and dimensions)
- ✓ Dimensions of distribution pipes, septic tank, distribution boxes, pump chambers, length of piping etc., to permanent structures and/or property line.
- ✓ Distance between distribution pipes
- ✓ North Arrow
- ✓ Name of buildings (eg. Dwelling, Garage, Pool, Shed...)

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- ✓ Pipe information (eg. 3", 4" or, is an Equalizer 24 System used)
  - ✓ Location of Well - indicate if well is drilled or dug; (if applicable) include location of neighbour's well if available
  - ✓ Mantle (if applicable)
  - ✓ Filter Base Area (if applicable)
  - ✓ Filter Bed Surface Area (if applicable)
  - ✓ Any other information that may be important for future servicing/maintenance

Sample 1 and 2 show two acceptable "As Constructed" drawings.

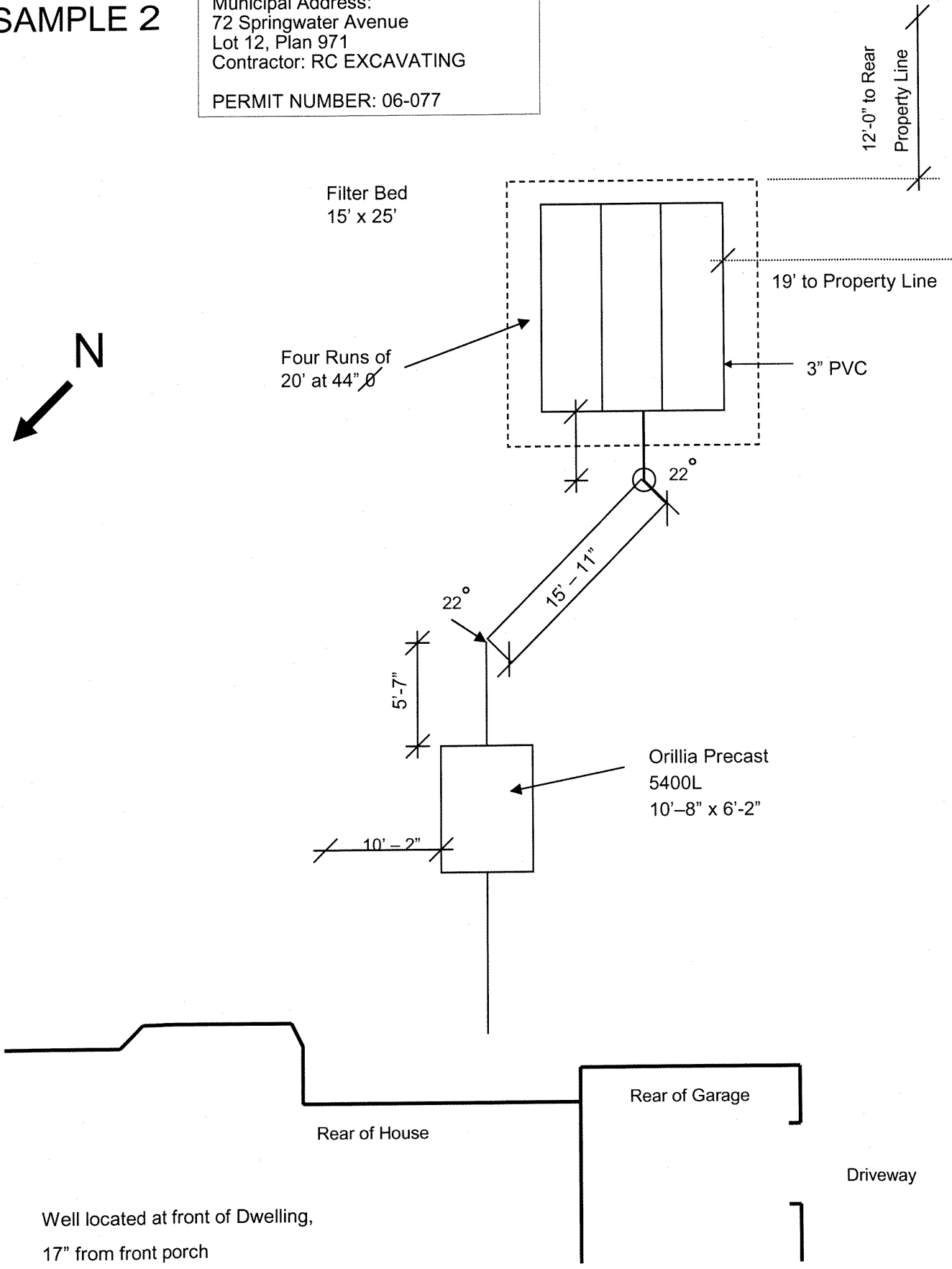
# SAMPLE 1

Municipal Address:  
71 Springwater Avenue  
Lot 17, Plan 971  
Contractor: Cheapo Construction  
PERMIT NUMBER: 06-072



# SAMPLE 2

Municipal Address:  
72 Springwater Avenue  
Lot 12, Plan 971  
Contractor: RC EXCAVATING  
  
PERMIT NUMBER: 06-077



Well located at front of Dwelling,  
17" from front porch