



## COMPLIANCE INSPECTION RESULTS

When an **Inspection Report** is submitted to the county by a licensed inspector, the county shall, based upon the report, determine the system status and issue the corresponding certificate or notice. The County’s definitions of the system status supersede the State’s definitions.

### 1 COMPLIANT

A “Certificate of Compliance Existing System” is issued and is valid for three years. No other actions on your part are necessary and you may proceed with the closing.

### 2 NON-CONFORMING

A “Notice of Nonconforming” is issued and is valid for three years. The system complies with applicable regulations. The systems may not fully meet all of today’s technical standards, but can continue to be used as is. No other actions on your part are necessary and you may proceed with the closing.

### 3 NON-COMPLIANT

If an inspection of the existing system identifies the system as Non-Compliant, a “Notice of Non-Compliance” is issued. The system must be replaced within 12 months for shoreland property and 24 months for non-shoreland property.

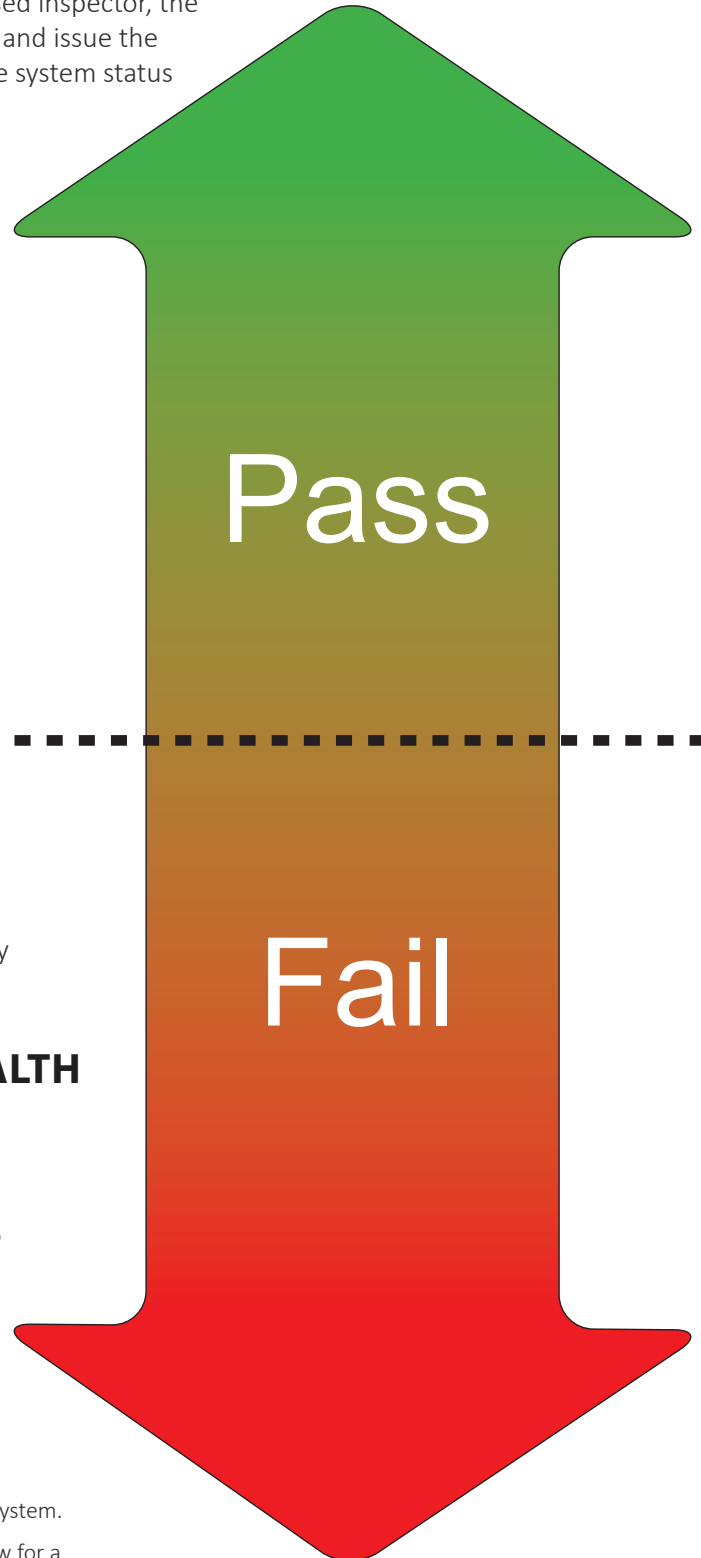
### 4 IMMINENT THREAT TO PUBLIC HEALTH

If a “Notice of Imminent Threat to Public Health” is issued, the imminent threat must be abated within 10 days. Repair or replacement is due within 10 months.

If the replacement of a non-compliant or an ITPH system does not occur prior to closing, the responsible party is required to receive an estimate from a licensed MPCA contractor for the replacement of the system. St. Louis County requires that 100% of the replacement costs be held in an escrow account at the time of closing along with a completed **Septic System Disclosure/Transfer Agreement**.

**Winter Sale Requirements** (if the system is over 10 years old and hasn’t had a compliance inspection in the last three years):

- Completed Transfer Agreement.
- Estimate from a licensed and certified installer for the replacement of the system.
- Escrowing 100% of said estimate at the time of closing until conditions allow for a compliance inspection to occur.





## NON-CONFORMING INSPECTION RESULTS

A non-conforming system is still considered to be a passing system and may continue to be used **as is** and is **not** required to be upgraded. Properties can be transferred with a non-conforming system. The system can be used until it fails, or until the owner applies for a bedroom addition or other substantial increase in water use, a conditional use permit, or a variance. Though the system may not meet all current technical standards, the system complies with applicable regulations. The notice is valid for a period of *three years* and must be disclosed to any buyer.

### #1 UNDERSIZED PER ORDINANCE 61

Usually due to an undersized septic tank, or soil treatment area (STA). The number of bedrooms in a dwelling and presence of a garbage disposal, presence of grinder pump, or if the system serves multiple dwellings determines the design flow, or maximum daily usage of water in gallons.

Table V	
Number of bedrooms	Septic tank liquid minimum capacities (gallons)
3 or less	1,000
4 or 5	1,500
6 or 7	2,000
8 or 9	2,500

\*The liquid capacity of septic tanks must be at least as large as the liquid capacities given in the table above. There are many other variables that may be present that require larger tank capacities for a system.

### #2 DOES NOT MEET SETBACKS

Setback requirements include minimum distances an ISTS must be away from property lines, structures, lakes, rivers and streams, roadways, water supply lines, and wells. If all setback distances are not, met the system may be classified as non-conforming.

### #3 DRYWELL, LEACH PIT, SEEPAGE PIT IN NON-SWF\* AREA

A system that discharges sewage into a Seepage pit, Dry Well, or Leaching Pit with at least 12 inches of vertical separation in a non-SWF area.

\*SWF area means Shoreland, Wellhead Protection, and/or Food Beverage and Lodging areas.

### #4 DOES NOT MEET VERTICAL SEPARATION

A septic system with more than a foot of vertical separation but less than the required vertical separation, may be classified as non-conforming.

### #5 DID NOT RECEIVE A FINAL INSPECTION

A septic system that did not receive a final inspection from the department may be classified as non-conforming. During final inspections, St. Louis County Environmental Specialists verify and validate that the septic system was installed per the design. Without a final inspection record, St. Louis County cannot issue a certificate of compliance.

