

**RETURN ADDRESS**

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**Document Title:**

NOTICE OF ON-SITE SEWAGE SYSTEM  
OPERATION AND MAINTENANCE REQUIREMENTS

**RECORDED BY  
RAINIER TITLE  
ORDER # FJ25288R**

**Reference Number(s) of Related Documents**

Additional Reference #s on page \_\_\_\_\_

**Grantor(s) (Last, First, and Middle Initial)**

MAVIS, CRAIG

MAVIS, CARRIE

Additional Grantors on page \_\_\_\_\_

**Grantees(s) (Last, First, Middle Initial)**

THE PUBLIC

**Legal Description (abbreviated form: lot, block, plat or section, township, range, quarter/quarter)**

TIMBER LANE VILLAGE DIV # 1 PLAT BLOCK: PLAT LOT: 38 and 37

Additional Legal is on page 2

**Assessor's Property Tax Parcel/Account Number**

864940-03 70-04, 864940-0380-02

Additional Parcel #s on page \_\_\_\_\_

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the documents to verify the accuracy or completeness of the indexing information provided herein.

**NOTICE OF ON-SITE SEWAGE SYSTEM  
 OPERATION AND MAINTENANCE REQUIREMENTS**

*Continued*

**Assessor's Tax Parcel ID#:** 864940-0380-02, 864940-0370-04

1. I/We (*print*) CRAIG MAVIS AND CARRIE MAVIS \_\_\_\_\_, are the owners of real property within King County, which is legally described as follows:

Lots 37 and 38, Timber Lane Village, Division No. 1, according to the plat thereof recorded in Volume 86 of Plats, pages 46 through 48, inclusive, records of King County, Washington.

2. **The above-described real property is served by an on-site sewage system ("OSS").**
3. The Code of the King County Board of Health, Section 13.60.005 establishes certain responsibilities of the OSS owner with respect to the operation and maintenance of an On-site Sewage System, as follows:
- A. The OSS owner is responsible for the continuous proper operation and maintenance of the OSS, and shall:
1. Determine the level of solids and scum in the septic tank at least once every three (3) years for residential system with no garbage grinder and once every year if a garbage grinder is installed and, unless otherwise provided in writing by the health officer, once every year for commercial systems.
  2. Employ an approved pumper to remove the septage from the tank when the level of solids and scum indicates that removal is necessary.
  3. Cause preventive maintenance/system performance monitoring inspections to be conducted and any indicated service to be performed by an approved person at a minimum frequency in accordance with Table 13.60-1 unless otherwise established by the health officer or the sewage review committee.

**Table 13.60-1  
 Minimum Frequency of Preventive Maintenance/Performance Monitoring**

	Gravity System (4)	Public Domain Technology (2)	Proprietary Technology (3, 5)	Commercial and Food Establishments	Non-Discharging Toilets (6)
Initial Inspection (1)	<b>6 months</b>	<b>6 months</b>	<b>45 days</b>	<b>45 days</b>	<b>N/A</b>
Regular Inspection Frequency	<b>Every 3 years</b>	<b>Annually</b>	<b>Every 6 months</b>	<b>Annually or Every 6 months</b>	<b>Annually</b>
Who May Perform the Inspection	<b>Owner, Licensed Maintainer or Licensed OSS Pumper</b>	<b>Licensed Maintainer</b>	<b>Licensed Maintainer</b>	<b>Licensed Maintainer</b>	<b>Owner</b>

**Table 13.60-1 Explanatory Notes**

- (1) The initial inspection is to be performed at the time interval indicated following occupancy.
- (2) Public domain technology includes such systems as: mounds, intermittent sand filters and pressure distribution.
- (3) Proprietary Technology includes such systems as: ATUs, Glendon up-flow filters, Advantex pack bed filters and subsurface drip.
- (4) At least an annual septic tank maintenance check is required if the structure served is equipped with a garbage grinder waste disposal unit. If a screened outlet baffle is present an annual check is recommended. Pumpers shall report each pumping event to the health officer in accordance with BOH chapter 13.68.
- (5) Table 13.60-1 specifies the minimum required monitoring frequency. A more stringent monitoring frequency shall be used if recommended by the manufacturer.
- (6) This monitoring is in addition to that required for the OSS receiving the building's non-toilet liquid waste. (KCBOH)

**Note about Monitoring Frequency:** The above table reflects the King County BOH Title 13 code dated September 2008. The King County BOH Title 13 code is subject to change.

