



BUILDING INSPECTIONS
Class 4 On-site Sanitary Sewage System
 (1997 OBC, revised to O.Reg. 278/99)

CLASSIFICATION DATA - Leaching bed system (circle one) and Installer Information				
In Ground (conventional)	YES	NO	Treatment Unit	YES NO
Raised Bed	YES	NO	Manufacturer:	
Filter Bed	YES	NO	PERMIT NO.	Address:
Name of Installer (supervisor):			License No.	

No	INSPECTION CHECKLIST		REFERENCE	V	L	R
1.	SITE EVALUATION	a	Test cut/pit visited by inspector (optional)	8.2.1.2.		
		b	Percolation tests witnessed by inspector (optional)	8.2.1.2.(3)		
		c	Confirm items on site evaluation on permit, clearances, neighbor's well, etc	B.C.A.8(13)		
		d				
2.	VERTICAL ELEVATIONS	a	Benchmark elevation established on permanent structure & recorded	B.C.A. 8(13)		
		b	Elevation of base cut of native soil recorded on System Layout sheet	B.C.A. 8(13)		
		c	Elevation bottom of absorption trench recorded (min. 900 mm from base elev.)	B.C.A. 8(13)		
		d	Elevation top of filter bed recorded (min 900mm from base elev.)	B.C.A. 8(13)		
		e	Elevation top of finished surface recorded (min 600 mm, max 900 mm)	B.C.A. 8(13)		
		f				
3.	BASE CUT OF TRENCH, RAISED & FILTER LEACHING BED	a	Track-mounted equipment used to excavate top soil	8.7.2.1.(5)		
		b	Base and sides of trenches (if applicable) have been scarified not been smeared	8.7.2.1.(5)		
		c	Filter bed area levelled does not vary by more than 300 mm	B.C.A.8(13)		
		d				
4.	CLEARANCES	a	Minimum clearances for treatment units as per permit documents	8.2.1.6.(1)		
		b	Minimum clearances for distribution piping as per permit documents	8.2.1.4.		
		c	Clearances for distribution piping doubled for raised and filter bed applications	8.7.4.2.(9)		
		d	No overlap of any part of two systems on one property	8.2.1.4.(4)		
5.	LEACHING BEDS - GENERAL REQUIREMENTS	a	Located in an area that has an average slope of 1:4 or less	8.7.2.1.(1)(a)		
		b	Native soil for in-ground leaching bed or partially raised bed has a 1 to 50 minutes percolation time, as per test pit, <u>test results submitted</u>	8.7.2.1.(1)(b)		
		c	Leaching bed fill has a 1 to 50 minutes percolation time. Obtain lab. test results or delivery tickets to determine leaching bed fill percolation time result and confirm with permit design (refer to 7 b,d,c)	8.7.2.1.(1)(b) 8.7.4.1.(1)		
		d	No part of leaching bed is sloped steeper than 1:4	8.7.2.1.(4)		
		e	Heavy equipment (trucks or rubber tired equipment) not on mantle or prepared subgrade. Fill pushed onto subgrade by track bulldozer	8.7.2.1.(5)		
		f	Site of raised leaching bed and mantel clear of vegetation and top soil	8.7.4.2.(5)		
6.	ABSORPTION TRENCH CONSTRUCTION (conventional in-ground leaching bed)	a	Approximately same length and not more than 30m in length	8.7.3.2.(1)		
		b	Size and layout of leaching bed as per the permit documents	B.C.A.8(13)		
		b	At least 500 mm and not more than 1000 mm in width	8.7.3.2.(1)		
		c	At least 600 mm and not more than 900 mm in depth measured from the bottom of the trench to top of finished surface (refer to 2(c)(d)(e) to confirm elevations) final?	8.7.3.2.(1)		
		d	Centered at least 1600 mm apart	8.7.3.2.(1)		
		e	Bottom of trench at least 900 mm above high water table, rock or soil with T-time > 50 min (refer to 2 c, d & e to confirm elevations)	8.7.3.2.(1)(e)		
7.	FILL BASED ABSORPTION TRENCHES (partially raised bed)	a	Size and layout of leaching bed & trenches as per permit documents	B.C.A.8(13)		
		b	Leaching bed fill or native soil with T= 1 - 50 at least 250 mm in depth over leaching bed fill area	8.7.4.2.(1)(a)		
		c	Leaching bed fill extends at least 15 m into mantle as per permit docs	8.7.4.2.(1)(b)		
		d	Where the leaching bed fill or native soil in 7(b) has T-time > 15 any leaching bed fill added to form the leaching bed has a T-time equal to or greater than 75% of the unsaturated soil or leaching bed fill (refer to 5 c & 7e)	8.7.4.2.(2)		
		e	Leaching bed fill or native soil not meeting 7(d) may be used where a min. of 900 mm between absorption trench and native soil or length of distribution pipe is altered to reflect perc. time of soil within 900 mm	8.7.4.2.(2.1)		
		f	Leaching bed fill added is compacted in layers of max. 250 mm with a track-mounted equipment prior to header lines, absorption trenches and distribution pipes being installed.	8.7.4.2.(6),(7)		
		g	Sides of the added leaching bed fill sloped not steeper than 1:4 or 1:3	8.7.4.2.(8)(8.1)		
8.	FILTER BEDS (sand filter bed)	a	Size (effective area) and layout as per the permit documents (10 to 50)	8.7.5.2.(1)		
		b	Sand filter clean and has proper effective size and uniformity coefficient. Obtain a laboratory test results to confirm gradation limits	8.7.5.3.(3)		
		c	Base of filter bed at least 250 mm in depth as per permit documents	8.7.5.3.(6)		
		d	The filter medium is a min. 750 mm in depth below the stone layer	8.6.5.3.(3)		
		e	The surface of the filter medium is a min. of 900 mm above high groundwater table, rock or soil with a T-time of <1 or > 50 min/cm (refer to 2 c, d & e to confirm elevations)	8.7.3.2.(1)(e)		

No	INSPECTION CHECKLIST			REFERENCE	V	L	R
8.	FILTER BEDS (sand filter bed)	f	Leaching bed fill added is compacted in layers of max. 250 mm with a track-mounted equipment prior to header lines, absorption trenches and distribution pipes being installed.	8.7.4.2.(6) & (7)			
		g					
9.	DISTRIBUTION PIPE, HEADERS AND DISTRIBUTION BOXES	a	Length and layout of distribution pipe as per the permit documents	B.C.A. 8(13)			
		b	Headers and distribution boxes installed at a level elevation	2.2.1.1.			
		c	Filter bed distribution pipe are evenly spaced	8.7.5.3.(2)			
		d	Not less than 3 in. trade size for gravity flow systems	8.7.3.3.(1)(a)			
		e	Perforations at 4, 6, and 8 o'clock position and facing down	2.2.1.1.			
		f	Installed on a layer of stone at 150 mm in depth and 500 mm in width	8.7.3.3.(1)(b)			
		g	19 mm clear aggregate washed to be free of fine material	8.7.3.3.(1)(b)(i)			
		h	Clean gravel screened to between 19 mm to 53 mm in size	8.7.3.3.(1)(b)(ii)			
		i	Uniform downward slope with a drop of not less than 30 mm to 50 mm for each 10 m of distribution pipe	8.7.3.3.(1)(c)			
		j	Pipe covered with stone used below the pipe to a minimum of 50 mm above the top of the pipe	8.7.3.3.(1)(d)			
		k	Stone layer in 9(i) above is covered with approved paper or fabric	8.7.3.3.(2)			
		l					
10.	SEPTIC TANKS AND TANKS	a	Conforms to CAN3-B66 standards and is labelled	8.2.2.2.(1)			
		b	Septic tank is level and bears on undisturbed soil or compacted fill	2.2.1.1.			
		c	Manufacturer's instructions followed for fiberglass or plastic install.	2.2.1.1.			
		d	Tank inlet and outlet is open-topped 'T' fitting or a baffle	2.2.1.1.			
		e	Inlet and outlet pipe extends 1/4" past inside face of septic tank	2.2.1.1.			
		f	Access openings to facilitate the pumping of compartments	8.2.2.2.(4)			
		g	Covering of tank as per the manufacturer's specifications	8.2.2.2.(5)			
		e	Tank anchored as per the permit documents	8.2.2.2.(6)			
		f	Effluent filter sized and installed in accordance with man. rec.	8.6.2.1.(2)			
		g	2% slope on outlet pipe between tanks installed in series	8.2.2.3.(4)(c)			
11.	TREATMENT UNITS	a	Type of treatment unit installed complies with the permit documents	B.C.A.8(13)			
		b	Audible and visible warning alarm installed to warn occupants when mechanical part in a treatment unit fails	8.6.2.2.(3)			
		c	Printed literature for operation of treatment unit left with occupant	8.6.2.2.(6)			
12.	PUMP AND PUMP CHAMBER	a	Pump and chamber installed in accordance with permit documents	B.C.A.8(13)			
		b	Size of pump in accordance with the permit documents	B.C.A.8(13)			
		c	When pipe length exceeds 150 m pump installed and operating to dose the leaching bed with 75 % of the storage volume of the pipes	8.6.1.3.(1) & (4)			
		d	Float is operating and regulates the pump for consistent level of sewage in the chamber	2.2.1.1.			
		e	Alarm installed to alert occupants when pump fails	8.6.2.2.			
		f					
13.	FINAL BACKFILLING AND GRADING	a	Backfilling material is porous. Report is required for suspect soils.	B.C.A.18			
		b	For a raised bed system the min. backfill of 600 mm & max. 900 mm from the bottom of absorption trench to finished ground surface (refer to 2 c, d & e)	8.7.3.2.			
		c	For a filter bed system the minimum depth of 150 mm to 300 mm of backfill over stone (refer to 2 c, d & e)	B.C.A.8(13)			
		d	Tank covered with soil as per the manufacturer's specifications	8.2.2.2.(5)			
		e	No visible depressions in the surface of the leaching bed	8.7.3.2.(1)(f)			
		f	Leaching bed fill stabilized against erosion (sloped, grass, etc.)	8.7.4.2.(1)(4)			
		g	Sides of the added leaching bed fill and mantle not steeper than 1:4	8.7.4.2.(8)			
		h	Sewage system is protected against damage from vehicles, etc.	2.2.1.1.			
		i					
14.	MISCELLANEOUS	a	Kitchen waste water from restaurant through grease interceptor	8.1.3.1.(4)			
		b	Water softener and iron discharge as per the permit documents	B.C.A.8(13)			
		c	Storm sewage does not discharge into the sewage system	8.1.3.1.(6)			
		d	ONHWP "Homeowner's Guide" provided to owner	B.C.A. (18)			
COMMENTS				V	Date	Inspector	
				A			
				B			
				C			
				D			
				E			
				F			
				G			
				H			
COMPLIANCE							
BUILDING INSPECTOR			DATE		CO-SIGNER		DATE
LEGEND							
V - Visit/inspection R - revisit/reinspection L- Legal status X - Not applicable ✓ - In compliance N - Not Visible ○ - Not in compliance							