

# Advanced Septic

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## Community Septic System Homeowner (User) Responsibilities

The Community Septic System is defined as starting at the inlet of the individual septic tank in the homeowner's yard. It does not include lift pumps, pump vaults, or piping to the inlet of the septic tank. The Community Septic System consists of both the common and private portions as defined in the bylaws.

### The homeowner is responsible for:

- Maintaining all private sewer components that are not part of the community septic system.
- Providing specified power circuits and phone line connectivity to the individual control panel in the homeowner's yard.
- Notifying the service provider promptly of any suspected leakage or surfacing, power loss, alarm condition, or system damage.
- Notifying the service provider of any changes in contact information including name, work, home, and cell numbers. This information is used to contact you in case of an emergency or to verify the need for a service call. It is not released elsewhere.
- Prompt correction of issues identified as causing problems with the system including excessive or high strength flows. Some examples of these might be a sticking toilet, beer making or beauty shop activities, or a high flow water conditioning system.
- Ensuring everything entering the septic conforms to the system rules and the attached Homeowner's Manual.
- Notifying the service provider of anticipated changes in yard elevations, drainage, decks or cement slabs that are near or over the tank or its piping.
- The costs of non-scheduled maintenance of the Community System components on their property and required extra pumpings of their septic tank.
- Houses on community systems require an inspection prior to property transfer. This inspection has some differences from what your realtor may be accustomed to on other properties. Contact your service provider.

### The homeowner should not:

- Do not have the septic tank pumped. Monitoring and routine pumping is the community system responsibility. If you get a notice in the mail or feel a need to have it pumped, contact the service provider. If something harmful accidentally gets into the system, (e.g., paint, paint brush cleaning, oil, solvents, etc) turn off the power circuit to the pump and call the service provider immediately.
- Do not cover any of the risers/lids with landscaping or obscure the serviceability of the control panel.
- Do not open the panel door or remove the tie-wrap securing it unless directed by the service provider. The panels are closed to protect the components inside and to keep little fingers away from harm. If you see children playing with one of these panels, call the service provider immediately.
- Do not add a sump pump that will cause any footing drain or surface water to enter the system.
- Do not add a garbage disposal. Most systems do not allow them.

• **NO WATER SOFTENER DISCHARGE INTO SYSTEM**

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## Electrical Installer Requirements For Community Septic Systems With OSI STEP Package

### Panel Mounting

The panel should be mounted on a treated 2x12 with the bottom of the panel at least 16 inches above the ground, anticipated finished grade, or the tank covers, whichever are higher. Ensure the panel is not directly over the riser cover to allow room for service. The mounting board can be cut off above the top of the panel mounting flange.

### Electrical Feed

This panel is to be fed from 2 circuits. One is a 20 amp 120V dedicated to the pump only. The other is for the controls and can be fed off another unswitched circuit which is likely to be noticed if it is off. If the panel comes with jumpers for a single circuit feed, remove both of them and make sure the neutral for the pump is wired to the neutral connector closest to the breakers. **ALL OUR PANELS ARE TO BE WIRED TO TWO CIRCUITS.**

### Wiring to the riser

The floats and pump should have 20ft cords and should connect directly to the panel without requiring any splicing. Rather than splice boxes or multiple conduits into the riser, it is usually better to run a single 2 inch elbow out of the riser and pull all the wires through it without any splices. The septic installer should have installed and sealed the 2 inch L in the riser.

- Any conduits into the riser must be sealed with an appropriately sized neoprene grommet to make the joint waterproof. Sealer should be placed between the riser and grommet.
- The wires must be removable anytime. No atgrade or subgrade junction boxes.
- The wires must be sealed where they enter the conduit. Duct Seal works for this.
- The conduit must have a sealed air gap below the control panel.
- Leave enough wire inside the riser so either the float assy or the pump can be removed and laid on the ground for service. Tape or tiwrap excess wire so it does not interfere with the floats or pump. Do not tie pump cord to float cords since each is separately removable.

### Phone Line Wiring

This panel requires a connection to the house phone line for programming and alarms. Each panel requires a phone line surge arrestor and a DSL filter. Most panels are now shipped with a large white or smaller green combination surge arrestor and DSL filter. If yours has this, you do not have to install duplicates. The panel board has a RJ-11 / RJ-14 modular connector.

The panel requires a shielded 1 to 3-pair direct burial gopher-proof phone wire from the house to the panel. It is easiest if this is included in the trench for the inlet pipe.

- Both ends of the wire should have protection and the shielding bonded at both ends per NEC 800.30. We will verify bonding and protection on the control panel end.

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## Community Septic System

## Septic Installer Requirements:

**Do not leave tank or service valve risers open or with unsecured lids**

**Before bidding on your installation**, obtain a copy of the current installation specifications from your builder. Specifications do change.

**Obtain a copy of the plat** from the builder showing all setbacks, septic components / forcemains / wells, easements within 50 ft. of the lot. Review it to determine if your install may create any conflicts with neighboring proposed or existing wells or septic systems.

**Fax a copy of your proposed tank and line location** to Advanced Septic Solutions, Inc (507-645-1029) at least 72 hours prior to starting.

**Ensure the electrical installer has** a copy of the Electrical Installer Requirements as well as an understanding of how the system works and the difference in floats and how each is connected. On a new house, the electrician wiring the house normally has responsibility for wiring the septic too.

**All tanks must be vacuum or water tested.** Call Advanced Septic Solutions, Inc. at least 24 hours before settling or testing the tank.

**Run wires in pipe trench.** Allow extra length at ends for others to hook up. Wires required are:

- 12/2 w ground for pump
- 12/2 or 14/2 w ground for control circuit. 12/2 is preferred.
- 1 to 3 pair shielded direct bury phone wire for control panel.
- Plastic coated locate wire in service pipe trench with one end under service valve cover and other end wrapped around panel mounting post.

**Provide an as-built** showing tank location to house and property lines and any proposed or existing wells within 50 feet of the property. Include the panel RTU number, the tank manufacturer and size. P

### When you leave the job:

- The riser lids must be on and fastened down
- The pump should be in and plumbed
- The floats should be correctly set
- The panel should be mounted on a treated vertical 2 x 12 with the bottom of the panel at least 16 inches above the ground, anticipated finished grade, or the tank covers, whichever is higher. Ensure the panel is not directly over the riser to allow room for service. The mounting board can be cut off above the top mounting flange of the panel. Make sure the panel door is closed and latched.

**Make sure the builder knows the system will not work until** the electrical work is completed, the phone wiring is completed, and the system is inspected, the panel is programmed and the service valve is turned on, and the phone line is active.

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Member, Minnesota Onsite Wastewater Association



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Community System Individual Tank Inspection Form

SYSTEM NAME

HOMEOWNER NAMES

PANEL MODEL

ADDRESS

PANEL ID #

CITY

ZIP

Inspection Date

Inspected By

Installation Date

Installer

Installer Phone

Tank Size/Mfgr

Gallons / In

Tank Previously tested?

Field Test Date

Results

Number of Risers

Length of Risers

Risers sealed at tank

Grommets at all penetrations

Covers at / above grade

Covers secured

Covers accessible

**Vault / Filter**

Appropriate position

Secured from float/tip

removable w/o wiring/plumbing

**Pump**

Removable for cleaning

Shutoff valve accessible

Union accessible

**Floats**

Handle on float free

Floats in proper position

**Service shutoff valve**

Cover at proper height

Unobstructed

Check valve appears to work

**Service Line Pressure Test**

DAY PHONES

EVENING PHONES

**ELECTRICAL POWER**

Power On?

Separate Control Circuit?

Grommet Seal to riser

Wires sealed in riser

Sealed Air Gap

**PHONE WIRING**

Active Phone Number

Surge Protected outside panel

Locate wire at base of riser

**Notes:**

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