

# Report of System Status Guidance



Information for Program Staff and Pierce County Septic Industry Professionals

On-Site Sewage Program  
 3629 South D Street, Tacoma, WA 98418  
 (253) 798-6470

## Clarification of Requirements

### Chapter 2, On-Site Sewage Regulation, Environmental Health Code of the Tacoma-Pierce County Board of Health (Resolution 2014-4414); Section 34.

A Report of System Status (RSS) is required for all real estate transactions served by an On-Site Sewage System (OSS). The Health Department requires one RSS application per OSS with or without occupancy and all tanks must be pumped (see examples below). An OSS is described as containing one drain field and all tanks, pumps, or treatment devices connected (alternating drain fields shall be considered one system if connected to one pump tank).

Examples:

Site Conditions	OSS Configuration	RSS Requirements
Two structures	Two separate OSS (two drainfields)	Two evaluations, two reporting fees, two RSS applications
Two structures	Separate tanks, one shared drainfield	One evaluation and reporting fee, one RSS application
Two structures	Shared tanks and drainfield	One evaluation and reporting fee, one RSS application
One Single-Family Residence (SFR)	Two OSS serving structure	One evaluation per system, one reporting fee and one RSS application. Waive additional reporting fees
One Multi-Family (Duplex, Triplex, 4plex, etc.) Not Condo.	Two or more OSS serving a structure	One evaluation per system, one reporting fee per system and one RSS application per system
Community System (SFR, Condos, or Commercial)	Owner maintains individual tank(s) and connects to community system (shared components)	One evaluation of owner maintained tank(s) with pumping, one reporting fee, one RSS application per unit; community/shared components must be up-to-date or inspection is required
Community System (MF, Condos or Commercial)	Management Entity maintains all OSS components <b>or</b> all components are shared	One evaluation and reporting fee per OSS, one RSS application per unit; <b>tank pumping not required</b> but community/shared components must be up-to-date or inspection is required
Mobile Home Park	Multiple OSS	One evaluation and reporting fee per OSS, one RSS application per mobile home park. <i>If units have been converted to condos, then an RSS is required for the unit that is selling.</i>

  
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 Gary Porter, On-Site Sewage Program Manager

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 Date