

Wastewater - Land Use Comments - Revised Sept. 19, 2012

A. General Comments

1. The existing wastewater system is adequate to serve the proposed project.
2. Wastewater Branch found no wastewater/environmental health concerns with regulatory implications in the submittal.
3. Wastewater Branch is unable to make comments to the proposed project at this time. Before we can offer any comments, the applicant needs to address the following:
 - a. The amount of wastewater to be generated by the project.
 - b. The quality of the wastewater to be generated by project.
 - c. The location of all existing wastewater systems.
 - d. The treatment and disposal of wastewater from the project.
 - e. Other: _____.
4. There are no additional concerns to those made previously on _____.

B. Public Sewers / Private Sewer System

1. The subject project is located within or near proximity to the County sewer system.
 - a. All wastewater generated shall be disposed into the County sewer system.
 - b. All lots in the proposed project shall connect to the County sewer system.
 - c. Wastewater Branch supports the sewer requirements made by the County for the proposed project.
2. The subject project is located within the _____ wastewater sewer system.
 - a. All wastewater generated shall be disposed into the _____ sewer system.
 - b. All lots in the proposed development/subdivision shall connect to the _____ sewer system.
 - c. Wastewater Branch supports the requirements made by the County to connect to or expand the _____ wastewater system to accommodate the subject project.

C. Subdivision (No existing dwellings on lots)

1. Wastewater Branch does not concur with the subdivision request. Under the provisions of Hawaii Administrative Rule Chapter 11-62, a minimum lot size of 10,000 square feet is required in order to utilize individual wastewater systems.
2. The subdivision consists of 50 lots/dwelling units or more. The use of individual wastewater systems is not allowed under the provisions of Hawaii Administrative Rule Chapter 11-62. Please have your engineer submit to WWB plans for a wastewater treatment works.
3. The subdivision consists of less than 50 lots/dwelling units. The use of individual wastewater systems is allowed. The type and number of individual wastewater systems to be used on each lot will be determined by the wastewater rules in effect at the time of building permit application(s).
4. The subdivision is located within 1000 feet of a public drinking water source. Wastewater Branch does not concur with the subdivision unless the subdivision connects to the public sewer system.

5. The source of potable water is not shown. Please provide this office with the source of potable water such that we can further review the subdivision request.
6. Individual wastewater systems may be used as a temporary on-site means of wastewater disposal in lieu of wastewater treatment works under the following conditions:
 - a. For residential developments:
 - i. There shall be 10,000 square feet of land area for each individual wastewater system.
 - ii. Total development of an area shall not exceed fifty single family residential lots or exceed fifty dwelling units.
7. Under the provisions of Hawaii Administrative Rule Chapter 11-62, total development of an area shall not exceed fifty single family residential lots or exceed fifty dwelling units.
8. Additional more restrictive and/or stringent wastewater requirements may have been made by other agencies in prior applications and/or agreements which need to be considered/verified by the applicant.

D. Subdivision Application (Existing dwellings on the lot)

1. Wastewater Branch does not concur with the subdivision. Under the provisions of Hawaii Administrative Rule Chapter 11-62, a minimum lot size of 10,000 square feet is required in order to use individual wastewater systems.
2. The use of individual wastewater systems is allowed. The type and number of individual wastewater systems to be used on each lot will be determined by the wastewater rules in effect at the time of building permit application.
3. The existing individual wastewater system can continue to serve the existing dwelling. However, wastewater generated from any additional dwelling unit/building must meet the wastewater rules in effect at the time of building permit application.
4. The proposed subdivision will not be allowed to use individual wastewater systems. Please have your engineer submit plans for a wastewater treatment works to Wastewater Branch.
5. Wastewater Branch has no objections to the proposed subdivision. However, as we have no information on existing wastewater systems we are unable to provide comments. Please have your engineer or contractor submit a completed cesspool information card identifying the location of all wastewater systems and their relationship to existing and proposed property lines.
6. The existing cesspool serves a dwelling consisting of six bedrooms or more. The cesspool is considered a cesspool injection well by the State and must be abandoned by April 5, 2005. Please contact the Safe Drinking Water Branch at 586-4258 for more information.
7. Wastewater Branch does not concur with the subdivision. Existing information indicates the existing cesspool(s) may not meet the provisions of Hawaii Administrative Rule Chapter 11-62 regarding the setbacks from the (proposed new) property line.

8. Wastewater Branch does not concur with the proposed project. Information on existing structure and wastewater system locations was not shown on the drawings and we are unable to provide comments. Please have your engineer identify the locations of all existing structures and wastewater systems and their relationship to all proposed property lines to make sure they meet the minimum standard setback distances required per Hawaii Administrative Rules, Chapter 11-62.

9. Wastewater Branch has no objections to the project. However, information on existing wastewater systems are incomplete. The applicant and/or applicant's representative will be responsible to make sure all existing wastewater system(s) meet the minimum setback distances to all proposed new property lines as required per Hawaii Administrative Rules, Chapter 11-62. Violations will be subject to fines and may require up-grades to current requirements.

E. Large Capacity Cesspools/Seepage Pits

(All LCCP/LCSP must be permitted by Safe Drinking Water Branch (SDWB). SDWB will inform owners on how to abandon wells or upgrade info. Need to inform SDWB and they will provide guidance on what info they need)

1. Flows to the existing cesspool exceed 1000 gallons per day or has the capacity to serve more than 20 persons per day. The existing cesspool is classified as a large capacity cesspool by EPA or a cesspool injection well by the State and must be abandoned by April 5, 2005. No new flows will be allowed and the cesspool must be permitted by DOH's Safe Drinking Water Branch. Please contact the Safe Drinking Water Branch at 586-4258 for further information.
2. Flows to the existing seepage pit exceed 1000 gallons per day. Therefore, the existing seepage pit is considered an injection well and must be permitted by our Safe Drinking Water Branch. Please contact the Safe Drinking Water Branch at 586-4258.
 - a. No new flows will be allowed above the UIC Line.
3. Proposed flows to the new and/or existing cesspool(s) exceed 1000 gallons per day or have the capacity to serve more than 20 persons per day and are therefore no longer allowed under federal regulations. Please have your engineer submit revised wastewater plans to our office.
4. The new seepage pit is considered an injection well as it receives more than 1000 gallons per day of wastewater.
 - a. The new seepage pit is located above the UIC Line and is not allowed.
 - b. The new seepage pit is located below the UIC Line and must be permitted by the Safe Drinking Water Branch.

F. Additional Specific Comments

1. The existing cesspool can continue to service the subject project. However, in the future should the owner apply for a building permit, the cesspool may have to be upgraded based on the wastewater rules in effect at the time of the building permit application.
2. The existing wastewater system can continue to be utilized provided that wastewater flows do not exceed 1000 gallons per day which is equivalent to a total of five bedrooms or bedroom like rooms.

3. The project lot is _____ square feet / acres. Under the current provisions, a total of _____ individual wastewater systems can be utilized on this lot. The type of individual wastewater system to be used will be determined at the time of building permit application.
4. The construction of a new individual wastewater system on the property is not allowed as there is insufficient land area to serve both the existing and proposed wastewater systems.
5. The project lot is located in a noncritical, CWDA(1), CWDA(5) area. Under our current wastewater rules, the use of one cesspool per _____ square feet / acres is allowed.
 - a. However, there is an existing cesspool on the lot and no more new cesspools will be allowed.
 - b. The existing cesspool can be used until such time as the applicant applies for a building permit. The cesspool may have to be upgraded based on the wastewater rules in effect at the time of the building permit application.
 - c. However, as the project lot is vacant, and the use of new cesspools may be prohibited in future wastewater rules. Therefore, the type of individual wastewater system to be utilized will be determined by the wastewater rules in effect at the time the applicant applies for a building permit.
6. The wastewater system is inadequate for the proposed project. Have your engineer submit to DOH.
 - a. Revision to the existing wastewater system.
 - b. Plans for a new wastewater system.
 - c. Plans for an additional individual wastewater system.
 - d. Plans to upgrade current cesspool to a septic system.
7. We have no objection to the proposed project. However, under the provisions of Hawaii Administrative Rule, Chapter 11-62, the use of a cesspool / holding tank is not allowed. Please have your engineer submit to us revised wastewater plans.
8. The proposed project is located within 1000 feet of a public drinking water source. One individual wastewater system will be allowed to be used for the project and must either contain an aerobic unit with disinfection or a non-discharge disposal system.
9. The use of individual wastewater systems is allowed. The type and number of individual wastewater systems to be used will be determined by the wastewater rules in effect at the time of building permit application.
10. Wastewater Branch has no objections to the proposed project. However, as we have no information on existing wastewater systems, we are unable to provide comments. Please have your engineer or contractor submit a completed cesspool information card identifying the location of all wastewater systems and their relationship to existing and/or proposed property lines.
11. Wastewater Branch does not concur with the ohana dwelling application because the existing dwelling is _____ bedrooms and the proposed ohana dwelling is _____ bedrooms for a total of _____ bedrooms. Wastewater rules allows the _____ existing cesspool to serve two dwellings with a total of five (5) bedrooms only. If the number of bedrooms is reduced to a total of five (5) bedrooms, Wastewater Branch will not have any objections and will concur with the application.

However, EPA has a Large Capacity Cesspool (LCC) rule which requires all large capacity cesspools to be removed from service by April 5, 2005. If two (2) dwellings are connected to an existing cesspool, EPA will consider the cesspool as a large capacity cesspool regardless of the total number of bedrooms. Even if the total number of bedrooms were reduced to five (5) or less, the existing cesspool will still be considered as a large capacity cesspool by EPA.

11a. State wastewater rules no longer allows the existing cesspool to serve two dwellings.

EPA has a Large Capacity Cesspool (LCC) rule which requires all large capacity cesspools to be removed from service by April 5, 2005. If two (2) dwellings are connected to an existing cesspool, EPA will consider the cesspool as a large capacity cesspool regardless of the total number of bedrooms. Even if the total number of bedrooms were reduced to five (5) or less, the existing cesspool will still be considered as a large capacity cesspool by EPA. (A septic system designed for five (5) bedrooms would be allowed under both State and Federal rules.)

12. When two or more dwellings are connected to a cesspool, the cesspool is considered a large capacity cesspool. EPA requires closure or upgrade of the large capacity cesspool by April 5, 2005 or the owner could face enforcement action by EPA, including a fine of \$32,000 per day per cesspool. In addition, State Wastewater Rules no longer allows an existing cesspool to service two dwellings regardless of the number of bedrooms.

13. If a non-residential facility is using an existing cesspool which serves 20 or more persons per day, the cesspool is considered a large capacity cesspool (LCC). EPA requires closure or upgrade of the large capacity cesspool by April 5, 2005 or the owner could face enforcement action by EPA, including a fine of \$32,000 per day per cesspool.

14. Portion of the subdivision is located within a 1,000 ft. of a public water source. You are required to show the 1,000 ft. radius from the water source on the site plan. No cesspool can be installed within this 1,000 ft. radius. Within a 1,000 ft. radius, an aerobic treatment unit system may be required for sewage treatment.

15. Under wastewater rules, each individual wastewater system (cesspool or septic) requires a minimum of 10,000 square feet per system. This lot has only 16,650 square feet and, therefore, is allowed only one wastewater system. As submitted, Wastewater Branch recommends denial of the ohana dwelling.

16. Wastewater rules allow one (1) on-site wastewater system per 10,000 square feet. On-site wastewater system is either a cesspool or septic system. Your lot would need 20,000 square feet or more to have two cesspools. If your lot is less than 20,000 square feet, you can use one septic system to serve 2 dwellings provided the total number of bedrooms is no more than 5 bedrooms. EPA rules prohibit one cesspool from serving two dwellings.

17. If County sewer system is used, Wastewater Branch has no objection to the project. If on-site wastewater sewage disposal is used, Wastewater Branch does not concur with the subdivision request. A minimum 10,000 square feet lot size is required for on-site sewage disposal.

18. The installation of individual wastewater systems will not be allowed if the design flow for the project exceeds 15,000 gallons per day. Hawaii Administrative Rules (HAR), Chapter 11-62, Wastewater Systems, section 11-62-31.1(2)(B) states that for developments involving buildings other than dwellings, the total wastewater flow of the development shall not exceed 15,000 gallons per day. A wastewater treatment plant will be required to be designed and constructed in accordance with our chapter 11-62, HAR if design flows for the project exceeds 15,000 gallons per day.

In accordance with Hawaii Revised Statutes 343, an environmental assessment is required for any proposed wastewater treatment unit, except an individual wastewater system or a wastewater treatment system unit serving fewer than 50 single-family dwellings or the equivalent. The equivalent to 50 single-family dwellings is 30,000 gallons per day.

19. Two (2) dwellings cannot be serviced by a single cesspool. However, a single septic system can serve two (2) dwellings provided the total number of bedrooms for both dwellings is five (5) or less. For this lot, only two (2) individual wastewater systems (IWS) are allowed based on one (1) IWS per 10,000 square feet. Each duplex must be served by a septic system design for five (5) bedrooms or less.

20. Wastewater Branch does not concur with the ohana application. Under wastewater rules, a lot needs 20,000 square feet or more to use two (2) onsite wastewater disposal systems. At _____, only one disposal system is allowed. A septic system can serve two (2) dwellings as long as the total number of bedrooms is five (5) bedrooms or less.