



Baltimore County
Department of Environmental Protection and Sustainability
Ground Water Management Section
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EXISTING PRIVATE WELL AND OSDS ASSESSMENT JUSTIFICATION AND EXPLANATION

In accordance with the Code of Maryland Regulations (COMAR 26.04.02.03 F(4)), Baltimore County may not issue a building permit or change of use permit for a property utilizing an onsite sewage disposal system (OSDS) and private water supply unless the county can certify that the existing onsite sewage disposal and water supply systems are *“capable of treating and disposing the existing sewage flows and meeting the water demand and any reasonable foreseeable increase in sewage flows or water demands.”*

These requirements will be applied to permits for additions, alterations and replacement dwellings for residential use, as well as additions, alterations, replacement buildings and changes of use at commercial facilities, as well as changes of operator/ownership for food service facilities that utilize a private well and OSDS. The requirements will also be required for subdivision approval where existing dwellings are to remain or when an existing well or septic system will serve new construction.

To determine the adequacy of an OSDS, the Department of Environmental Protection and Sustainability (EPS), Ground Water Management Section requires the following information:

1. A description of all OSDS components;
2. A scaled site plan showing the location of all OSDS components and repair areas in relation to the onsite buildings, property lines, roads, and water supply;
3. An assessment of the condition and functionality of each component of the OSDS by a licensed sewage disposal contractor;
4. For non-residential uses: a summary of repairs and/or maintenance done on the OSDS (e.g. frequency of pump outs);
5. For non-residential uses: an estimate of the current and/or historical wastewater flows to the OSDS (flows must be justified through actual water meter information or based on MDE and/or US EPA wastewater flow estimates); and
6. For non-residential uses: an estimate of the future wastewater flows to the OSDS based on the changes being proposed.

To determine the adequacy of the water supply, EPS, Ground Water Management requires the following information:

1. The age and description of the well (total well depth, casing depth, well yield);
2. A scaled site plan showing the location of the well relative to the OSDS, onsite buildings, property lines, and roads;
3. A description of any water treatment on the water supply;

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4. A summary of historical bacteriological and chemical water quality information;
5. For non-residential uses: An estimate of the current and/or historical water usage at the site; and
6. For non-residential uses: an estimate of the projected future water usage at the site based on the changes being proposed.

To facilitate expeditious review of the required information, 2 separate forms have been developed to be submitted along with a site plan. Depending on the thoroughness of the submittal and the proposed use at the subject property EPS may require additional information. The **OSDS Inspection Form** should be completed by a licensed sewage disposal contractor or other qualified professional and will involve a detailed field inspection of the OSDS and pumping of the septic tanks. For non-residential uses, the **Water Usage Letter Form** should be completed by the facility owner/operator/water treatment contractor. Prior to completing either form, it is recommended that all available records for the subject property be requested from the Ground Water Management Section.

Be advised, that percolation tests may be required to determine if there is adequate sewage disposal area to support the proposed use. Excavation or video inspection of the OSDS may be required to locate and inspect all system components.

In addition, well yield testing and water quality testing may be required. If EPS concludes that the water supply is not adequate to serve the proposed changes, or that water quality does not meet acceptable potability standards, a new well or modifications to the water treatment system may be required.