

**GILPIN COUNTY BOARD OF HEALTH
101 Norton Drive
Black Hawk CO 80422**

**POLICY FOR THE MONITORING, OPERATION
AND MAINTENANCE OF MECHANICAL AND
SECONDARY TREATMENT SYSTEMS**

**ADOPTED: May 10, 2011
EFFECTIVE: June 10, 2011**

PURPOSE

To establish criteria for:

- the remote monitoring for those systems to assure proper operation in accordance with Section 6.27 of the Gilpin County individual sewage disposal system regulations, and
- allowing a property owner to maintain their own mechanical or secondary treatment individual sewage disposal system in accordance with Section 10.01.J of same regulation

RATIONALE

Mechanical and secondary treatment systems must operate continuously to assure proper wastewater treatment and protect the water quality in nearby adjacent wells, which was often the reason for their installation. By mandating equipment that will continuously monitor and report the operation of the system, any failures or malfunctions can be immediately noted and corrected.

In order to protect water quality and the environment, mechanical and secondary treatment systems require proper maintenance. Typically this is done by a nationally-certified professional who will provide biannual service, usually at a cost of about \$180-\$200. However, Section 10.01.G.3 allows the homeowner to provide such service and reporting. If properly trained and motivated, many homeowners are capable of providing such service.

STATEMENT OF POLICY

IT IS THE POLICY OF THE GILPIN COUNTY BOARD OF HEALTH that the following standards shall govern the provision of remote monitoring equipment for mechanical and secondary treatment systems and for allowing homeowners to maintain these systems.

STANDARDS

Part 1 Remote Monitoring

1. All new and replacement mechanical and secondary treatment systems shall be provided with a device that monitors critical system operations as determined by the system manufacturer.

2. the device shall be capable of detecting and reporting system malfunctions or failures and providing notification to an internet-based monitoring system, such as provided by RMSYS Inc. (<http://rmsyscontrols.com/page/monitor.html>) or equivalent.
3. the internet-based monitoring system shall be capable of providing multiple email, text, telephone message or methods of alerting the homeowner, responsible management entity and the Agency or any malfunctions or failures.
4. The monitoring device and system shall be required for all mechanical and secondary treatment systems, regardless of whether the system is maintained by the homeowner or a responsible management entity.

Part 2 Owner Demonstration of Knowledge

1. The owner shall obtain the maintenance manuals / requirements for the particular make and model of their system.
2. The owner shall meet with the health office at the site to demonstrate their ability to perform the required service and maintenance.
3. The owner shall demonstrate their ability to access and use the remote monitoring system.

Part 3 Reporting Requirements

1. The owner shall perform the required service for their system on a biannual basis or as recommended by the manufacturer, whichever is greater.
2. The owner shall report such service to the Agency on an annual basis, using the appropriate Agency forms.
3. Failure to maintain the monitoring devices and internet-based or report maintenance as required above may be cause for the Agency to disallow owner maintenance for the system and require that the owner engage a responsible management entity to perform such maintenance.

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