

OSSF FREQUENTLY ASKED QUESTIONS

Do I need a permit?

If you are building a new building or increasing the square footage of an existing building that already does or will contain water using features (sink, tub, shower, etc...) and you are not served by a city sewer connection in ***Upshur, Morris, Cass or Marion*** counties you will need to obtain a permit for your OSSF from our office..

Can I install my own Septic System?

Yes, an OSSF for a Single Family residence **only** can be installed by the Homeowner; however, if you hire ANY person to do ANY of the work other than hiring a licensed electrician to do the wiring, the person hired must hold the appropriate OSSF Installer license. (NOTE: Bartering for Labor is considered payment) Multi-family, Speculative property and Commercial OSSF systems all must be installed by a licensed installer.

Do I have to put in an Aerobic System?

Not necessarily. There are several important factors in determining what type of system you may install in most cases. One is soil class and texture, and another is presence of a seasonally high water table indicator. State law requires that ALL properties shall have a site and soil evaluation done by a licensed site evaluator or a professional engineer. This individual will also look at things like *Lot size, Setbacks* and *Easements* during this evaluation. The results of this evaluation will tell you what type of system can be installed. Contact us if you need a list of such individuals for your county.

What is the '10 acre rule'?

You are not required to obtain a permit if you are building a single family home on a single parcel of land that is 10 acres or more as long as **ALL** the following requirements are met:

1. The home is the only dwelling on the entire acreage. If more than one dwelling is on the property then each will need its own permit.
2. The property the home is to be located on is **deeded as a single tract** of at least 10 acres..
3. A site and soil evaluation is done. TCEQ requires that ALL properties in the State of Texas have this done prior to installing an OSSF regardless of the number of acres.
4. The OSSF system that is installed is the correct type for the soil as indicated by the site and soil evaluation and that all components for the system are approved by TCEQ and are listed on their website as such.
5. The dwelling is not used for commercial purposes or as a rental or speculative property.
6. All parts of the OSSF system are at least 100 ft. from the property lines

Can I buy the parts and build my own aerobic system instead of purchasing one?

You cannot build your own aerobic treatment unit (ATU) or modify any existing septic system in an attempt to make it an aerobic system. All ATUs are proprietary and they have to be approved by the National Sanitation Foundation (NSF) and be on the TCEQ approved list found on their website to be installed in the State of Texas.

Are there any areas that the 10 acre rule does not apply?

Yes, in Marion County if you own property that is located within 2000 feet of Lake O' the Pines you must get a permit no matter the size of the property

What happens if I do not obtain a permit?

If the **homeowner** fails to obtain a permit from the Permitting Authority it is considered a violation of the Texas Administrative Code Title 30, section 285.61(4) and 285.3(a). It is a Class C Misdemeanor with first offense penalties of up to \$500 per violation.

NOTE: Each day the violation continues to exist is considered a new offense.