

ON-SITE SEWAGE FACILITY (OSSF)
JB Septic Systems, Inc.

Your OSSF:

- If you have an OSSF Maintenance Contract with us, we will service your system 3 times per year (every 4 months) and report the findings to you and the county. We are also on call to respond to any problems (alarms). (Service calls other than the 3 covered under the Maintenance Contract are not covered under the contract)
- Your system is a Clearstream Aerobic Treatment system with spray irrigation as the effluent disposal method. The irrigation system is on a timer set for night spray which is controlled by a photo cell. Aerobic bacteria in the aerobic treatment plant digest (treat) the waste and all water is recycled for irrigation use.
- There are three tanks or tank components:
 1. Pre-treatment tank – first tank which holds the solid waste & paper
 2. Aerobic Treatment Unit (ATU) – second tank which contains the aeration & settling chambers
 3. Pump tank - holds the treated and chlorinated effluent that is ready for irrigation
- **Chlorination** is the final disinfection process. Your system is equipped with a liquid chlorinator that takes 1-3 gallons of plain Clorox (or generic) bleach. Chlorine must be added to the system once a month. If you are unable to do so, we offer chlorination services. Call for pricing if interested. ****Do not fill chlorine reservoir to the top.** There must be a significant air gap at the top for the chlorine to flow properly.
- **Alarm System** - The OSSF has an alarm (visual and audio) which alerts the owner of a high water or air supply problem. **The audio alarm can be silenced by pressing the small black button on the control housing.** The red light will stay on until the problem is fixed.
 - If the alarm is on and the sprinklers are spraying, this indicates that the system is in the override function. The *water level* is high and the pump is overriding the timer in order to lower the water level.
 - The high water level can be caused by a water leak (commode running), excessive water use (guest, large number of loads of laundry, etc.) or water pump malfunction.
 - If the alarm is caused by the air supply sensor this indicates an air leak or an air compressor malfunction.
- **Alarm Procedure: If you have an alarm situation:**
 1. Turn off the audio buzzer (Black button on side of housing box)
 2. Check to see if the sprinklers are spraying
 3. Listen to air compressor – is it running?
 4. Call JBSS to report alarm
- **Odors** - The spray irrigation should be a clean odorless effluent. This is the result of having a large healthy bacteria colony in the ATU. In order to maintain this, it is recommended that the home owner not use large quantities of bleach, bactericides, strong powder detergents, etc. See Do's and Don'ts. If you have an odor inside your house, run water through all the drains, including seldom used bathroom sinks, tubs and utility drains, to make sure there is water in the p-traps (gooseneck pipe under sink). Also make sure your house vents are not obstructed.
- **Fire Ants** – Fire ants need to be controlled. They can harm the system and electrical components.
- **Irrigation Area** – This area needs to be mowed and maintained. Do not drive any heavy equipment over this area. Moving of sprinklers/irrigation system due to adding a pool or garage requires a new design and new county permit.
- **Tank Area** – The tank lids need to be above ground level to deter surface water infiltration. The lids also need to be easily accessible for tank servicing. Do not drive equipment or vehicles near this area. Also, do not dig in this area as tank/system damage could occur. To avoid a hazard, please insure tank lids remain in place and screwed down. If lids are damaged, please call JBSS immediately for replacement.

Please feel free to call JBSS if we can help you with your new OSSF.

Septic Systems DOs and DON'Ts

(Courtesy of National Small Flows Clearinghouse, Pipeline, Fall 1995, Vol. 6, No. 4)

DOs	DON'Ts
Learn the location of your septic tank and soil treatment area. Keep a sketch of it handy with your maintenance record for service visits.	Go down into a septic tank. Toxic gases are produced by the natural treatment processes in septic tanks and can kill in minutes. Extreme care should be taken when inspecting a septic tank, even when just looking in.
Have your onsite wastewater treatment system inspected annually.	Allow anyone to drive or park over any part of the system.
Have your septic tank pumped out regularly by a licensed contractor.	Plant anything over or near the soil treatment area except grass. Roots from nearby trees or shrubs may clog and damage the distribution lines.
Keep your septic tank cover accessible for inspections and pumpings. Install risers if necessary.	Dig in your soil treatment area or build anything over it, and don't cover the soil treatment area with a hard surface such as concrete or asphalt. The area over the soil treatment area should have only a grass cover. The grass will not only prevent erosion but will help remove excess water.
Call a professional whenever you experience problems with your system or if there are any signs of system malfunction.	Make or allow repairs to your onsite wastewater treatment system without obtaining the required health department permit. Do use professional licensed septic contractors when needed.
Keep a detailed record of repairs, pumpings, inspections, permits issued, and other maintenance activities.	Use septic tank additives. These products usually do not help and some may even be harmful to your system.
Conserve water to avoid overloading the system. Be sure to repair any leaky faucets or toilets.	Use your toilet as a trash can, or poison your septic system and the groundwater by pouring harmful chemicals and cleansers down the drain. Harsh chemicals can kill the beneficial bacteria that treat your wastewater.
Divert other sources of water, like roof drains, house footing drains, and sump pumps, away from the onsite wastewater treatment system. Excessive water keeps the soil in the soil treatment area from naturally cleansing the wastewater.	Use a garbage disposal without checking with your local regulatory agency to make sure that your onsite wastewater treatment system can accommodate this additional waste.