

Well Types

This list describes different well types and the application and requirements needed to obtain final Health Department approval for each.

If you have questions, contact Rich Dickerson at (253) 798-2885 or email your questions to EHSepticSystems@tpchd.org.

New Proposed Well

An Individual Well Application is required to ensure the new well siting and construction inspection are performed by the Health Department on the new proposed well. Following the completion of the construction phase of the well, all satisfactory water test results (bacteriological and primary inorganic) and the water well report with the flow test must be provided to the Health Department prior to final approval. **The well site must be marked and accessible.**

Existing Well/Accessory Dwelling Unit

An Individual Well Application is required to ensure the existing well is inspected by the Health Department, if the well is to be used as the domestic water source. A copy of the water well report or documentation from a licensed well driller showing that the well **meets** current Department of Ecology construction standards (Chapter 173-160 WAC) must be submitted with a flow test from the well and satisfactory water test results (bacteriological and primary inorganic).

Replacement Well

An Individual Well Application is required to ensure well siting and construction inspections are performed by the Health Department on a replacement well. The reason for the replacement well must be documented with the application. If there is an existing well on site, that well must be decommissioned and a decommissioning application must be submitted. Following the completion of the construction phase of the well, all satisfactory water test results (bacteriological and primary inorganic) and the water well report with the flow test must be provided to the Health Department prior to final approval. **The well site must be marked and accessible.**

Irrigation Well

An Individual Well Application is required to ensure well siting and construction inspections are performed by the Health Department on the proposed irrigation well. As provided in RCW 90.44, no domestic well shall be constructed to withdraw more than 5,000 gallons a day or for irrigation of more than one-half acre of noncommercial lawn and garden, unless an application to appropriate such waters has been made to the Department of Ecology and a permit has been granted. Following the completion of the construction phase of the well, all satisfactory water test results (bacteriological and primary inorganic) and the water well report with the flow test must be provided to the Health Department prior to final approval. **The well site must be marked and accessible.**

Surface Seal Installation

An Individual Well Application is required to ensure the surface seal installation is inspected by the Health Department. Include with the application the proposed method of surface seal installation. The surface seal installation must be done by a licensed well driller.

Well Deepening

An Individual Well Application is required to ensure the deepening of the well is inspected by the Health Department. Include the proposed method of deepening the existing well. Provide a copy of the water well report if available. **Per WAC 173-160, the well deepening must be done by a licensed well driller.** Following the completion of the deepening phase of the well, all satisfactory water test results (bacteriological and primary inorganic) and the water well report with the flow test must be provided to the Health Department prior to final approval.

SR# SR0000007 **Site Address:** 4741 N. Baltimore **Parcel Number:** 0217103
Applicants Name: James Marcia **Phone Number:** _____
Date of Inspection: _____ **EHS:** _____

Well Site Review and Observations:

1. Is the proposed well within the following area(s)?

Public Water Service Area (PWS): Yes No Name & ID: _____
Urban Growth Area (UGA): Yes No Salt Water Intrusion (SWI): Yes No
Landfill within 1,000 ft (LF): Yes No

2. Are the Critical Areas met for the following?

Erosion	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Wetland	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Development	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Landslide	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Fish & Wildlife	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Moratorium		
Flood	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Right of Way	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Mines	<input type="checkbox"/> Yes	<input type="checkbox"/> No

3. Type of Well? New Existing Replacement Irrigation Ground Source Boring

4. Are there any existing or proposed wells within 100 feet of proposed well? Yes No

5. How was the lot created? Short Plat Formal Plat Other _____

6. Source of water on Plat? Public Individual Not Applicable

7. Does the site plan accurately match observations in-the-field? Yes No

Comments: _____

8. Is the well site clearly marked and staked? Yes No

9. Is the well protected from surface water run-off? Yes No

10. Are there any existing or potential sources of contamination within 100 feet? Yes No

Comments: _____

11. Does the 100 foot well radius overlap neighboring parcels? Yes No

If Yes, has a Restrictive Covenant been submitted? Yes No

12. If the source is an existing well:

Does casing extend at least 6 inches above ground? Yes No

Is there a sealed well cap? Yes No

Does the well meet current construction standards? Yes No

13. Well tag # on the well _____ (cross check with Water Well Report)

14. Does the overall sanitary condition appear satisfactory? Yes No

Inspector Comments: _____

Individual Well Guide



Include the following in your application submittal package:

- Individual Well Application
- Map showing clear directions to the site
- “Parcel Critical Area Information” checklist for your site (get a copy at Pierce County Planning and Land Services (PALS) or at <http://yakima.co.pierce.wa.us/AboutMyProperty/ParcellInput.cfm>)
 - Review the “Parcel Critical Area Information” checklist before submitting your Individual Well Application. If “yes” is indicated for wetlands, flood zone, landslide/erosion or forest practices six-year moratorium, you must get Pierce County approval before submitting the application.
 - Wetland, Fish or WildlifePALS Biologist, (253) 798-7005
 - Flood, Landslide/Erosion..... Pierce County Development Engineering, (253) 798-3749
 - Any development moratorium Adonis Clark, (253) 798-7165
- Provide two copies of the site plan showing:
 - Dimensions of the parcel
 - All proposed and existing wells on the parcel and within 100 feet of the parcel
 - Circle around the well showing the 100-foot protective well radius
 - Septic tanks and drainfields on site, and location of neighboring septic systems if the 100-foot well radius extends onto adjacent parcels
 - Measurements from the well to building structures, septic systems and property lines on the parcel
 - Any other features, including surface water, springs, pastures, sewer lines, etc.
 - Areas containing stock animals (i.e., fenced areas for horses, cows or other animals)
- A full copy of the recorded formal or short plat indicating the source of water (if applicable)
- For a new proposed well, a “Restrictive Covenant” from the neighboring property owner is required if the 100-foot protective radius overlaps any part of an adjacent property
- Written description of re-construction method (if applicable)

Well site must be marked and accessible. Failure to stake the well site may result in a re-inspection fee.

- Pathways through undeveloped sites must be clearly marked and accessible to the well site

The following items will be required prior to final application approval:

- Bacteriological test (less than one year old)
- Primary inorganic test (Health Department also recommends testing for iron and manganese) (less than three years old)
- Water Well Report (existing wells must meet current construction standards) (may be found online at <http://apps.ecy.wa.gov/welllog/textsearch.asp>)
- One-hour flow test (less than three years old)

If you have questions, call Rich Dickerson at (253) 798-2885 or email your questions to EHSepticSystems@tpchd.org.

Individual Well Application



VALIDATION

Site Address _____

Parcel _____

Lot _____ Size _____ Section _____

Township _____ Range _____

Are there locked gates? No Yes, Gate Code _____

Are there dogs on site? No Yes, Are they secured? _____

Applicant _____

Mailing Address _____

City _____ State _____ Zip _____

Applicant Signature _____

Phone _____

Alternate Phone _____

Designer/Engineer _____

Well Driller (if applicable) _____

For replacement or irrigation wells, what is your current source of water? Public (shared) Individual

For replacement wells, is the existing water source: Out of water Low production Other _____

For replacement wells, the old well must be properly decommissioned by a licensed well driller.

"I certify that I am the legal owner (or owner's legal representative) of the property indicated on this application."

Property Owner or Representative Signature _____

Date _____

Representative's Legal Relationship _____

- New Well Site Inspection and Construction
- Well Site Inspection (ADU, Existing Well, Platting)
- Replacement Well Site Inspection & Construction
- Irrigation Well Site Inspection & Construction
- Well Re-Construction (Surface Seal or Deepening)

Application _____

Information submitted is subject to Public Records Act, Chapter 42.56 RCW.

Irrigation Well Policy



Environmental Health
3629 South D Street, Tacoma, WA 98418
(253) 798-6569 (phone) • (253) 798-7663 (fax)

Jul. 30, 2015 • Information for internal staff and industry professionals

Background

Due to recent decisions by the Washington State Supreme Court, and challenges to the Washington State Department of Ecology's interpretation of related Water Rights law, there is uncertainty in how to process irrigation well applications at the county level, specifically around water withdrawal and water supporting in-stream flow volumes. Those flow volumes in rivers and streams lie within defined geographic areas called Water Resource Inventory Areas (WRIA). All of Pierce County is included within four WRIs; #10 Puyallup, #11 Nisqually, #12 Clover/Chambers, and #15 Kitsap (Gig Harbor and Key peninsulas).

Recent court decisions have highlighted the requirement for local government to determine the physical and legal availability of water prior to approving water source withdrawals, whether that withdrawal is from surface water via diversion, or from ground water via water wells. Prior to these court decisions we were sending well applications, in certain instances, to Ecology for water rights determinations. Due to current Ecology policy, it is now up to local governments to also make a determination as to the legality of water withdrawal.

Therefore, in regard to the above noted uncertainty, the following policy shall be used for all irrigation well applications submitted to the Tacoma-Pierce County Health Department (Health Department) for review.

Within WRIs 10, 11, and 15

Irrigation wells may be submitted for Health Department review; however they must meet current well location restrictions and existing water rights requirements. That is, if the irrigation well will use more than 5,000 gallons of water per day, or will be used to irrigate a lawn or a noncommercial garden of more than one-half acre in area, a water right permit will be required. Additionally, a document (attached) shall be recorded with the Pierce County auditor that restricts the well to irrigation use only.

Within WRIA 12

Irrigation wells shall not be allowed. If an applicant wishes to drill an irrigation well within the defined boundary of WRIA 12 we will provide the applicant with two choices.

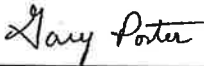
1. If an application is submitted, inform the applicant their submittal will be placed on hold until such time the uncertainty can be resolved through local legal interpretation or by Supreme Court ruling. At such time a decision is made, the application will be processed consistent with the legal determinations of the court. That means the application may be approved, approved with conditions or denied based on the court decision. There is no set time we can provide for conclusion of the underlying legal issues, or when the application will be processed.

Additionally, if the irrigation well is approved, a document (attached) shall be recorded with the Pierce County auditor that restricts the well to irrigation use only; or

2. Inform the applicant to delay making application until the legal determinations have been made, then submit the application. The application will be processed consistent with the legal determinations of the court. That means the application may be approved, approved with conditions or denied based on the court decision. There is no set time we can provide for conclusion of the underlying legal issue or when the application will be processed.

Additionally, if the irrigation well is approved, a document (attached) shall be recorded with the Pierce County auditor that restricts the well to irrigation use only.

For further information, or if you have questions on this permitting issue, contact Gary Porter at (253) 798-6569 or email at gporter@tpchd.org.



Gary Porter, OSS Program Manager

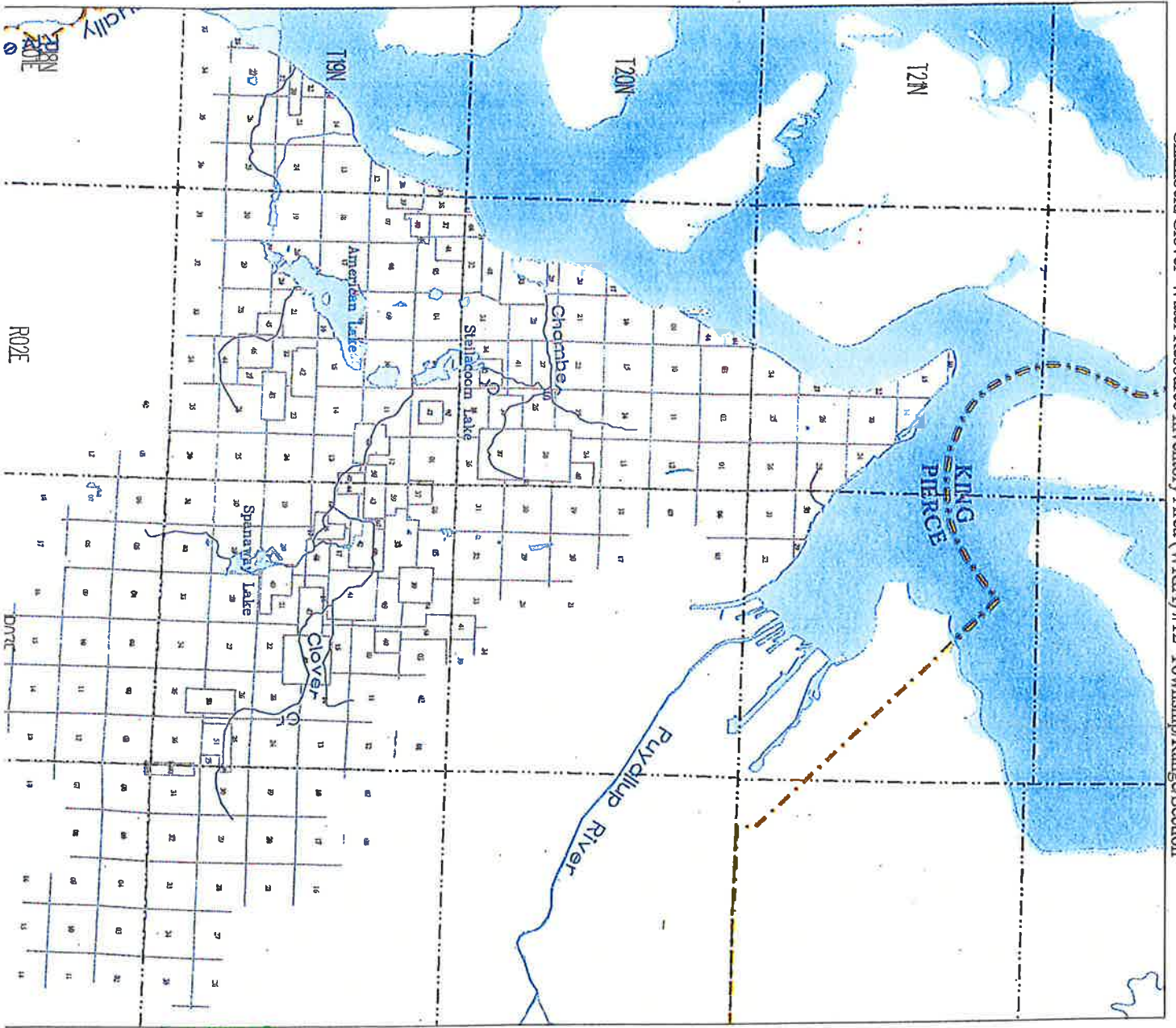
Date July 30, 2015



Brad Harp, Water Resources Program Manager

Date July 30, 2015

Chambers/Clover Water Resource Inventory Area (WRIA) #12 Township/Range/Section



Return Address _____

**NOTIFICATION OF RESTRICTIONS
FOR USE OF AN IRRIGATION WELL**

A water well serving the real property, as described herein, has been approved as an irrigation well by the Tacoma-Pierce County Health Department. This well is subject to restriction per RCW 90.44.050 and shall be used for watering of a lawn or of a non-commercial garden not to exceed one-half acre in area, and water use shall not exceed five thousand gallons per day of withdrawal. It may not be used as a source of potable drinking water without prior approval of the Tacoma-Pierce County Health Department.

Site Address _____
Parcel Number _____
Legal Description _____

Print Property Owner Name

Property Owner Signature

State of Washington
County of Pierce

I, the undersigned, a Notary Public in and for the above named County and State, do hereby certify that on this ____ day of _____, 20 ____, _____

property owner, personally appeared before me to be the signers of the above instrument.

GIVEN under my hand and official seal the day and year last above written.

Notary Public in and for the State of Washington

My Commission Expires _____