



TOWN OF TRURO
HEALTH & CONSERVATION DEPARTMENT
24 Town Hall Road, Truro 02666
508-349-7004 x119

To: Septic Installers, Septic Inspectors,
Septic Designers and Engineers, Real Estate Agents and Building Contractors

From: Emily Beebe, Health & Conservation Agent

Date: June 24, 2021

Re: Revised Board of Health regulations

On May 18 the Truro Board of Health adopted changes to their regulations pertaining to private wells and also those pertaining to Title 5. They are in effect as of JULY 1, 2021.

Please note the following changes were adopted:

WATER TESTING IS REQUIRED

A water test* is required upon applying for:

- **a building permit – a full building permit that proposes structural changes or additions triggers this requirement** (*exempt are express permits, and full permits for swimming pools or solar projects*)
- **a disposal works construction permit;** *This applies to construction, upgrade and replacement of tanks, pump-chambers and leaching facilities. (The replacement of the building sewer, tees, pumps, and distribution boxes, and the sealing of tanks are exempt from this requirement)*

A water test* is also required upon submitting a septic Inspection report to the Town of Truro for a facility served by a private well.

*A **“routine”** water quality analysis result from sampling completed **within one calendar year** of the date of submitted application for a building permit shall be provided with the application.

The analysis must be of a water sample taken from the private well serving the facility and shall be submitted to a certified laboratory. A **“routine”** analysis includes: the following parameters: Sodium, Nitrate N, pH, iron, conductivity, coliform bacteria.

If you are applying to Board of Health for a title 5 well set-back variance, a water test is required.

All that you need to know about sampling can be found on the Truro Health Department webpage: <https://www.truro-ma.gov/health-department>

SEPTIC INSPECTION IS REQUIRED

- With any application for a building permit that proposes an increase in living space.
- Upon **any** transfer of deed; although title 5 offers a list of exemptions an inspection is required pursuant to transfers by inheritance, between parents and their children, between full siblings, and where the grantor transfers the real property to be held in a revocable or irrevocable trust, where at least one of the designated beneficiaries is of the first degree of relationship to the grantor; and including creation of an LLC;

- All system inspections shall be documented in an official Title 5 inspection form AND on a Town of Truro Septic Inspection Form.

The following is an abbreviated list of inspection criteria:

- An open inspection of all components of the system is required.
- The septic tank shall be pumped at the time of inspection if it has not been pumped within the past 3-years.
- Leach pits must have at least 6 inches of leaching capacity below the outlet invert.
- Any work to correct component failures (such as replacement, new piping etc.) requires a disposal works construction permit.
- Access port covers that are not within 6 inches to grade shall be equipped with risers.
- The septic inspector must verify that the use of the facility (ie; # of bedrooms) matches the design flow of the system based on the records on file at the office of the Board of Health. The use of the facility, including the number of bedrooms, shall be based on a visual inspection at the time of inspection.
- Assessors' records will not be considered as sufficient evidence of the size of the facility for purposes of determining design flow.

Installers and Engineers and Designers please take note:

- **All Cesspools in Truro are defined as failed and shall be replaced by December 31, 2023. There are approximately 180 properties served by cesspools.**
- I/A systems are required for design flows exceeding 600 gallons, and for upgrades to systems that do not meet the nitrogen-loading requirements.

A full copy of the proposed amendments updated fee schedule and new inspection form are available on the Health Department and Board of Health webpages. <https://www.truro-ma.gov/health-department>

Please reach out to us with questions by email to:

Ebeebe@truro-ma.gov

Adavis@truro-ma.gov

ADDENDUM TO MASSACHUSETTS
TITLE 5 INSPECTION FORM



TOWN OF TRURO HEALTH &
CONSERVATION DEPARTMENT
24 Town Hall Road, Truro 02666

Truro Board of Health Requirements for Title 5 Inspections
(This form shall be submitted in addition to the MA title inspection form)

ADDRESS: _____

☐ PASSING ☐ CONDITIONAL PASS ☐ NEEDS FURTHER EVALUATION ☐ FAILED

☐ System has been pumped within the last three years (Section 6.5.2.b)

If not, ☐ System was pumped as a part of the inspection OR ☐ System does not need to be pumped at this time. *

*Statement supporting determination (please include last date of pumping) _____

☐ All system components have been inspected. If a component cannot be found or uncovered, the inspector must provide evidence for the system's success or failure. (Section 6.5.2.a)

☐ Replacement or installation of a component is required; a septic permit is required (Section 6.5.2.d)

☐ Sanitary tees are present. (The replacement of sanitary tees requires a septic permit)

☐ Leach pit has > 6" of leaching capacity and half of one day of design flow. (Determined by clean sidewall absent of staining/solids or evidence of high water) **PLEASE NOTE:** If the liquid depth in a leach pit is less than 6" from the inlet pipe invert or the remaining available volume within a leach pit above the liquid depth to the invert of the outlet pipe is less than 1/2 of one day's design flow, **THE SYSTEM IS CONSIDERED FAILED.** (Section 6.5.2.c)

☐ Leaching area has more than 4' vertical separation to groundwater. This needs to be measured in the field; "per plan" is not acceptable. **PLEASE NOTE:** If the leaching area has less than 4' vertical separation to observed groundwater, **THE SYSTEM IS FAILED** (6.1.4 definition of "failed system" and Section 6.5.2.f)

☐ Access ports for: septic tank inlet & outlet, d-box, and SAS are within 6" of grade (Section 6.5.2.e)

If not, ☐ risers have been installed.

☐ Existing bedroom count matches the GPD on design plan. **PLEASE NOTE:** If the bedroom count inside the building does not match the basis for the approved design flow **PLEASE CHECK "NEEDS FURTHER EVALUATION" ABOVE.** (Section 6.5.2.h)

☐ Please attach the lab results of private well water sample analysis. For Real Estate Transfers BOTH the routine and VOC are required. Results must be from no more than 1 year from date of submission of this report. (section 8.6.5)

Comments and observations:

If there is a deficiency in any of these items, please submit this form as "NFE" (needs further examination) (with the exception of a failure).

Last update: May 14, 2021

