

RSS Deficiencies with Resolutions

Information for Industry Professionals



Homeowners need a satisfactory Report of System Status (RSS) when they sell a property with a septic system ([Environmental Health Code Chapter 2, Section 34](#)). View the most common deficiencies we and septic professionals find during field inspections and the resolution for each deficiency.

Unpermitted or Unapproved Alterations	Resolution
Wastewater flow increase	
Single Family Residence (SFR) converted to Multi-Family or Commercial.	Remodel Application with design and justification. Contact designer or professional engineer* or return to original space.
Number of bedrooms increased by 100% (doubled or more).	
Existing structure (e.g., garage) converted into living space with bedroom(s) and plumbing.	Application type may vary depending upon the existing septic system, site conditions and designer recommendations.
New structure built with living space with bedroom(s) and plumbing.	
Trailer on site connected to septic system.	Remove Trailer or Remodel Application with site plan and justification or design. Contact designer or professional engineer.*
Occupied/unapproved —Septic design was approved, installation permit released and application expired before record drawing submittal or approval.	Renewal Application with record drawing submittal package and O&M inspection. Contact designer or professional engineer.*
No wastewater flow increase	
Installed/replaced part or all the drainfield (more than 10'). Not an extended maintenance or minor repair (EMMR).	Remodel Application with site plan or design plan and justification. Contact designer or professional engineer. Application type may vary.*
Installation of sewage tanks or treatment devices (replacing or adding).	
Location of existing septic system components is significantly different than the location shown on our records.	Field locate all unknown or undocumented septic components and submit Remodel Application.
Additional tight lines were installed and connected to existing approved septic system.	
Drainfield impacted by building foundation, in ground pools or other significant drainfield disturbing activity.	Field locate all unknown or undocumented septic components. Contact an O&M professional, designer or professional engineer to submit an accurate drawing to scale.
No Record Drawing and drainfield appears to be within 100' of surface water.	For systems installed prior to and in 1973, field locate system and submit drawing if within 50' of surface water. For systems installed in 1974 and later, field locate system and submit drawing if within 100' of surface water.

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Critical Deficiencies	Resolution
Damaged beyond repair	
Drainfield failure.	Design Repair Application. Contact designer or professional engineer for replacement of drainfield or septic system.
Tank(s) are un-repairable.	Repair Application (Tank Replacement Only). Contact installer, designer or professional engineer. See Tank Repair Policy for details.
Repairable Deficiency	
Drainfield is slowly draining, saturated, or drawdown is low (resolution does not require digging in drainfield).	Resolve drainfield deficiency. Contact O&M professional. O&M professional to describe corrective actions taken on follow-up report to OnlineRME.
Repairable Deficiency, EMMR required	
Tank(s) damaged. Tank has holes, cracks or leaking.	Repair existing tank. Contact O&M professional, describe corrective actions taken on EMMR report to OnlineRME.
Drainfield damaged. Replacing or repairing less than 10' (resolution requires digging in the drainfield).	Repair drainfield. Contact O&M professional. O&M professional to describe corrective actions taken on EMMR report to OnlineRME.
Critical for function	
Septic component is absent or malfunctioning: <ul style="list-style-type: none"> • Pump. • Air compressor. • Float switch. • UV Light. • Alarm. • Panel. • Other. 	Repair or replace. Contact O&M professional. Report corrections to OnlineRME.
Investigation required	
Field inspection revealed other potential issues: <ul style="list-style-type: none"> • Unknown or exposed pipes. • Other potential critical issue. 	Contact O&M professional for further investigation.

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Non-Critical Deficiencies		Resolution
Low impact to system function		
Other septic deficiencies: <ul style="list-style-type: none"> Lids are unsecured or broken (safety risk). Baffles missing or broken. Other non-critical deficiencies. 	Resolve deficiency. Contact O&M professional to correct (report corrections to OnlineRME). Lids may be secured or replaced by property owners. Submit documentation to Health Department or have O&M professional confirm work and report to OnlineRME.	
No access to the site or drain field: <ul style="list-style-type: none"> Locked gates or no gate code provided. Dogs on property. Drainfield is overgrown. Other (wrong address or drain field offsite). 	Owner provides access. Contact us.**	
Report Discrepancies		Resolution
System operation unknown		
RME inspection report: <ul style="list-style-type: none"> Missing (no O&M inspection report). Missing components (e.g., drain field, pump, etc.). Missing tests (e.g., draw down). Missing description of corrective actions. Components do not match our record drawing. Dosing is missing or incorrect. Pumping not done or reported. Unclear and needs more information. 	Contact O&M professional to make corrections or provide missing information.	
Miscellaneous		Resolution
System operation unknown		
Community system not in compliance.	Contact Homeowner Association (HOA) for Community Septic System inspection. If no HOA exists, contact O&M professional to obtain a Community Septic inspection.	
More than one septic system and structure on the parcel.	We may require an additional RSS application(s). Contact us at (253) 649-1423 or EHSepticSystems@tpchd.org ***	
Fees		
Outstanding fees owed.	Pay all outstanding fees.	

*Unpermitted or unapproved installation of septic systems must meet current Environmental Health code.

**Three or more site visits to the property will require a re-inspection fee per visit.

***If the additional septic system is an unapproved or unpermitted system, you must contact a septic designer or professional engineer to submit an appropriate Remodel Application with fees. You can submit the Remodel Application instead of an additional RSS if the Remodel Application requires a field inspection and an O&M inspection with pumping report has been completed. See [Development Activities for Existing Septic Systems](#) for more information.