

7:9A-12.3 Maintenance and monitoring requirements for systems incorporating advanced wastewater pretreatment devices

- (a) The owner of a system that includes an advanced wastewater pretreatment device, including all drip dispersal systems, shall have in place a service contract, throughout the life of the system, with an authorized service provider. A current service contract signed by the property owner and an authorized service provider must be in place prior to issuance of any certificate of compliance, any occupancy permit, or any sign off by the administrative authority required for the issuance of any construction application, applied for after the installation of the advanced wastewater pretreatment device, to a municipality pursuant to N.J.S.A. 58:11-25.
- (b) Failure to be in possession of a valid service contract shall constitute a violation of the Water Pollution Control Act, N.J.S.A. 58:10A-1 et seq. and a noncompliance violation of N.J.A.C. 7:9A-3.4. Each day the property owner fails have in place a valid service contract shall constitute a separate and distinct violation.
- (c) Upon expiration of a service contract, a new contract, which shall be at least one year in duration, shall be entered into by the property owner with an authorized service provider. If the property owner chooses to enter into a service contract with a different authorized service provider than under the expiring contract, a copy of the new, fully-executed service contract shall be submitted to the administrative authority by the property owner within 14 days after the expiration of the previous contract. The new service contract must demonstrate that service for the system under an authorized service provider has been continuous.
- (d) If a property owner fails to renew the service contract, the authorized service provider shall provide written notification of the service contract expiration within 30 days after the expiration to the administrative authority.
- (e) The following are the requirements for an authorized service provider:
  - 1. All advanced wastewater pretreatment devices and drip dispersal systems shall be maintained according to the manufacturer's/system integrator's maintenance requirements. Current maintenance manuals shall be obtained by the authorized service provider prior to performing maintenance.
  - 2. Advanced wastewater pretreatment devices and drip dispersal systems shall be inspected by an authorized service provider on the following schedule, at a minimum:
    - i. Once within 30 days following system startup;
    - ii. Subsequent to initial inspection under (e)2i above, twice per year for the first two years of system operation, once per year thereafter;
    - iii. At the time of transfer of the property with the new system owner; and
    - iv. Inspections shall be conducted on a more frequent basis if required by the manufacturer or system integrator, as applicable.
  - 3. All inspection results shall be recorded on an inspection form, copies of which shall be made available by the manufacturer/system integrator. The forms must be signed by the authorized service provider and shall be submitted to the administrative authority within 30 days after the inspection. Online access or electronic submission of the data may be substituted for the physical form, at the administrative authority's discretion.
  - 4. At each regularly scheduled maintenance visit the authorized service provider shall, at minimum, observe, monitor and record:
    - i. The wastewater level in the tanks;
    - ii. Any effluent/pump filter for clogging and clean as needed;
    - iii. Clarity in NTUs;
    - iv. The final effluent for odor;
    - v. All tanks for oily film;
    - vi. All tanks for foam;
    - vii. The pH of final effluent;
    - viii. The ponding of effluent around the advanced wastewater pretreatment device and/or disposal area;
    - ix. Pump cycle and run time meters;
    - x. The condition of drip dispersal system headworks and filters and service as needed; and

- xi. Any other requirement established by the manufacturer or system integrator.
5. At least once per year the authorized service provider shall, at a minimum:
    - i. Measure the sludge and scum levels in the septic tank and notify the homeowner if the tank is in need of pumping; and
    - ii. Check the effluent filter for clogging and clean it, as needed.
  6. The authorized service provider shall have proper equipment and training to access and program any system control panel on site.
  7. The authorized service provider shall monitor the telemetry control panel or auto dialer alarms required by N.J.A.C. 7:9A-8.3(b)6 and respond to any alarm condition in the manner specified by the manufacturer of the advanced wastewater pretreatment device and/or system integrator of a drip dispersal system