

Building FAQ sheets

SEPTIC TANKS (Onsite Disposal Systems)



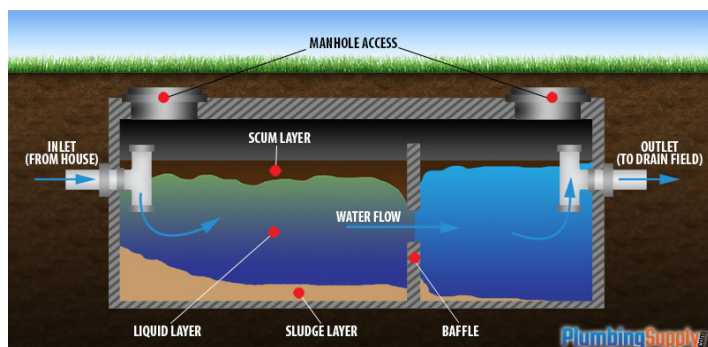
While your septic tank system will to some extent take care of itself there are a few “Golden Rules” to protect your investment and health.

New Installs

- Ensure your licenced plumber has provided you with a maintenance agreement for new installations.
- Work out how you can minimise your water usage. The lower amount of water you use the less you have to treat.
- You can use approved plumbing devices such as:
 - low flow shower roses;
 - suds saver washing machines.

Ongoing Maintenance:

- Keep household detergents and disinfectants to a minimum. Use concentrates that have a low salt content and use sparingly.
- Pump out your septic tank every 3-5 years. Sludge build up means that your tank works less effectively



- Spray irrigation pumps pits and grease traps also need to be cleaned regularly. We recommend that this be carried out every month or in accordance with your maintenance agreement. The life of your trench will be reduced as fats and other solids pass through to the trench.

- Make sure that your trenches are protected from vehicles such as cars and tractors. Vehicles compact the soil and can break the plastic arch which is just below the surface.
- Protect your trenches from heavy animals such as cattle and horses. Large animals cause the ground to be pugged up and they can break the plastic arch, sustaining injury.

In the Long-term

Over time your trenches may become clogged. This will mean that effluent (greyish ooze) may come to the surface. This will mean that you will need to put in a new trench.

Fortunately, once you do this, your original trench will get a rest and through natural soil processes begin to unclog. In time you can use this trench again.

You will need to make sure that you have sufficient ground available for this future need and ensure you obtain approval from Council if you need to rectify existing works.

Don't overload your Waste Water system and ensure you are aware of your system's capacity.

You can find more information on Building and Plumbing on our website; www.bodc.tas.gov.au/building-and-plumbing/