

Thurston County  
Permitting System Policies & Procedures

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Number: ONST.08.POL.818

Title: SEWAGE SYSTEM AND WATER SYSTEM STANDARDS IN SEASONALLY  
FLOODED AREAS

Related: ONST.08.POL.814

Approved:   
Environmental Health Director

Date: 11/3/08

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**Background:** Several areas within Thurston County are subject to seasonal ground and surface water flooding. This policy applies to on-site sewage system and well site approval applications for areas in or near areas determined to be "high ground water flood hazard areas". While it is our goal to keep sewage systems and wells from being installed in flood prone areas, future flooding may occur in areas which currently meet these policy standards. Flood patterns will change over time as a result of development and varying weather patterns.

1. **High ground water flooding areas are those shown on the Official Thurston County High Ground Water Flood Hazard Areas Resource Map.** If the site evaluation indicates there is a potential for ground water flooding, the sanitarian will notify Development Services Environmental Planning staff.
  - 1A. If properties within the mapped flood hazard do not flood, due to topographic or other features, permit applications can be considered subject to the other provisions of Article IV.
2. **Ground water flood areas, as shown on the Official Thurston County High Ground Water Flood Hazard Areas Resource Map, shall be treated as surface waters when on-site sewage system setbacks are determined.** The surface water setbacks stated in Article IV, Table I, should be used when reviewing applications for new or expanded on-site sewage systems.
3. **Sewage system repairs should meet the setback standards to the extent possible.** If setbacks cannot be maintained repairs should be consistent with Article IV, Table IV, and Policy ONST.08.POL.814.
4. **Flooding limits and elevations are to be reviewed and accepted by Development Services Environmental Planning Staff.** The applicant may need to hire an appropriate consultant to provide information.
5. **New wells proposed within the flood areas must be drilled, and the top of the well casing must be finished at least 24 inches above the highest known ground water elevation.** Any fittings, conduits, etc., which exit the casing should be sealed to prevent filtration due to flood waters unless the fittings are more than 24 inches above flood elevation.