



Chelan-Douglas Health District

200 Valley Mall Parkway, East Wenatchee, WA 98802

Personal Health: 509/886-6400 • FAX 886-6478

Environmental Health: 509/886-6450 • FAX 886-6449

Community Health & Preparedness: 509/886-6400 • FAX 886-6478

“Always Working for a Safer and Healthier Chelan County and Douglas County”

PRIVATE WATER SYSTEMS

Private water systems are those systems intended to serve one or two homes. Prior to receiving an onsite septic permit for a new building, applicants must complete a **Private Water Review** to demonstrate access to an adequate potable water supply. Buildings served by a private well will require the following:

WELL LOCATION: Private wells must be located 50 feet from all property lines or right of way easements, whichever is more restrictive. Wells intended to serve community/Group B public water systems (three or more connections) have additional setbacks and 100 foot radius sanitary control area requirements (call for more info). For properties using a private well and unable to accommodate setback requirements, applicants can either 1) secure a Restrictive Covenant from their neighbor for that part of the 50 foot radius which falls outside of their property or 2) may request consideration of a variance if you can't obtain the Restrictive Covenant. The District will consider variance requests based upon supplemental technical information provided by the applicant from a Professional Engineer or Hydrogeologist which indicates whether the water source will be adequately protected with a reduced setback. *If a variance is necessary, applicants must discuss this issue with Chelan-Douglas Health District prior to having the well drilled BECAUSE THERE IS NO GUARANTEE THAT A VARIANCE WILL BE GRANTED AND THE PROJECT APPROVED.*

WELL CONSTRUCTION: Wells must be constructed by a licensed well driller. Well construction must comply with Department of Ecology regulations provided in WAC 173-160.

WELL COVENANTS: You will need to record covenant(s) for the 50 foot sanitary control area around the well. A Declaration of Covenant is needed for the part of the 50 foot sanitary control area you own and must be recorded to your title. For any part of the 50 foot sanitary control area lying outside your property, you will need a Restrictive Covenant from each neighbor owning any part of your sanitary control area. The Restrictive Covenant is signed by your neighbor and recorded to his/her tax parcel and to yours. The Health District has examples of each Covenant but we also recommend you seek the advice of your attorney.

QUANTITY: A minimum flow rate of 400 gallons/day/connection is required. This volume is sufficient to provide for routine domestic use **NOT** including irrigation. Flow rate information is generally provided in well log reports. If this flow rate information is not on the well log report, the Health District requires 3rd party verification of flow rate by an approved contractor and/or service provider. There are two types of quantity verifications:

- Wells that produce over 5 gallons per minute. These wells are routinely tested by pumping all the calculated storage volume in the well casing plus 400 gallons production from the bedrock per connection. Typically a well driller pumps high pressure air to the

bottom of the casing which forces water out of the top. This water is captured and calculated in gallons per minute.

- Lower yield wells that produce less than 5 gallons per minute. These wells are usually tested with a temporary electrical submersible pump which uses a timed drawdown and recovery test. If you have a lower yield well, please call the Health District for more information as there are other requirements for lower yield wells.

QUALITY: Water may contain contaminants that are harmful to human health. Prior to approval, water samples must be analyzed for the presence of coliform bacteria and nitrates. Bottles for collecting water samples are available at the Health District and some local government offices (call for info). Samples can be submitted to the Health District or any other private lab for analysis. If using a private lab, test results must be forwarded to the District for review.

TWO-PARTY WELLS: A private well may be used to supply water for **two** domestic connections. To qualify, a private well must provide sufficient water quantity (400 gallons/day/connection) and a recorded Well User's Agreement must be placed on the property title(s). If future subdivision of a property is contemplated, the District recommends placement of the well consistent with the full 100 foot sanitary control radius required for Group B water systems. Two-party wells which can't comply with the minimum 100 foot setback requirement may not be approvable as a future Group B water system.

DUG WELLS, SURFACE WATERS & SPRINGS: Dug wells, surface water, and springs are highly undesirable for domestic use due to their increased risk of contamination. In addition, surface water withdrawals require a water right issued by the Department of Ecology. In most cases, these sources will require continuous disinfection and compliance with applicable sanitary control area regulations. In addition, notice to a property's title will be required. Applicants considering use of a dug well, surface water, or spring are advised to contract the Health District Staff for more information.