

Item 17  
Submitted  
by staff

## Required Operation and Maintenance Manual

*Per Chapter 16A-1 of the California Plumbing Code, this Manual shall be provided to the new property owner at transfer of ownership.*

**All graywater systems, whether they required a construction permit or not, shall conform to the following design criteria (from CPC Chapter 16A-1):**

1. Graywater can be obtained from clothes washers, showers, bathtubs and hand washing sinks only. Kitchen sinks and dishwashers shall not be connected to a graywater system.
2. The design shall allow the user to direct the flow to the irrigation or disposal field or the building sewer. The direction control of the graywater shall be clearly labeled and readily accessible to the user. The system shall have an overflow pipe which is permanently connected to the building sewer.
3. The installation, change, alteration or repair of the system does not include a potable water connection or a pump and does not affect other building, plumbing, electrical or mechanical components including structural features, egress, fire-life safety, sanitation, potable water supply piping or accessibility.
4. Graywater systems using tanks shall be designed to minimize the amount of time graywater is held in the tank and shall be sized to distribute the total amount of estimated graywater on a daily basis.
5. All storage tanks, pipes, and spigots shall be clearly labeled "Non-potable Water - Do Not Drink".
6. The graywater shall be contained on the site where it is generated.
7. Graywater shall be directed to and contained within an irrigation or disposal field.
8. Ponding or runoff is prohibited and shall be considered a nuisance.
9. Graywater may be released above the ground surface provided at least two (2) inches (51 mm) of mulch, rock, or soil, or a solid shield covers the release point. Other methods which provide equivalent separation are also acceptable.
10. Graywater systems shall be designed to minimize contact with humans and domestic pets.
11. Water used to wash diapers or similarly soiled or infectious garments shall not be used and shall be diverted to the building sewer.
12. Graywater shall not contain hazardous chemicals derived from activities such as cleaning car parts, washing greasy or oily rags, or disposing of waste solutions from home photo labs or similar hobbyist or home occupational activities.
13. Exemption from construction permit requirements of this code shall not be deemed to grant authorization for any graywater system to be installed in a manner that violates other provisions of this code or any other laws or ordinances of the Enforcing Agency.
14. An operation and maintenance manual shall be provided. Directions shall indicate the manual is to remain with the building throughout the life of the system and indicate that upon change of ownership or occupancy, the new owner or tenant shall be notified the structure contains a graywater system.

**Operating Instructions:**

1) The following **water fixtures** are connected to the graywater system:

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All graywater systems are required to have a clearly marked 3-way valve that can divert wastewater from the graywater irrigation or disposal system to the building sewer or septic system. You will want to divert water to the sewer in these cases:

- During the rainy season if the ground water table has risen above 3 feet
- When washing dirty diapers
- When washing anything with chemicals, like oily rags
- Anytime you notice that the water isn't draining well or you see pooling or runoff in the landscape
- If you think your plants are receiving too much water
- Anytime you may use products that are harmful to plants (like bleach or harsh cleaners)

2) The **3-way valve** is located:

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If a surge tank is part of the system, it must be designed so that it empties completely within 24 hours.

3) A **surge tank** with a capacity of \_\_\_\_\_ gallons is located \_\_\_\_\_

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4) **Graywater is discharged** in the following locations:

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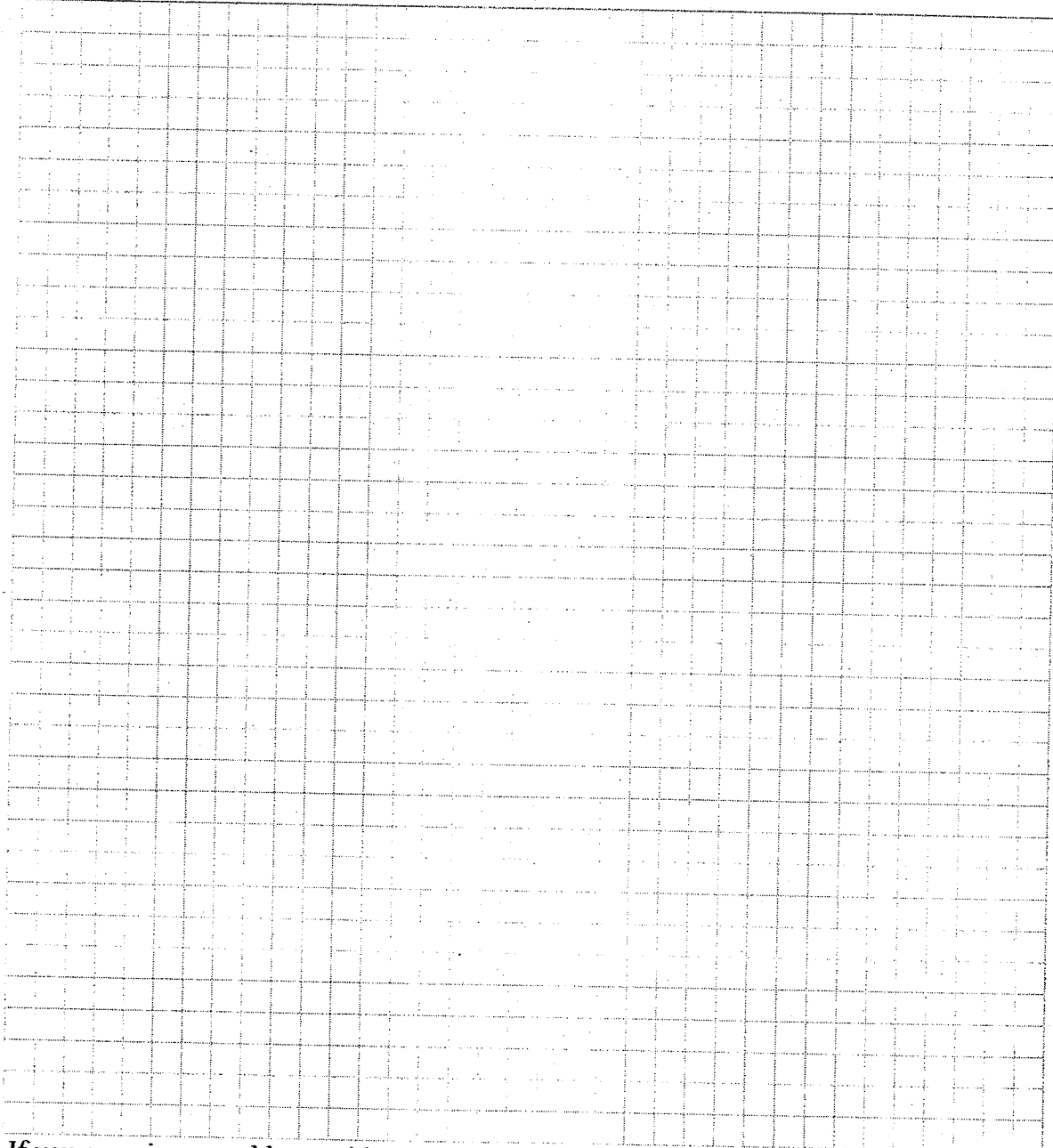
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Insure that graywater is discharged under a cover of at least 2" of mulch, soil, sand, or other material that will prevent direct contact with the water. This cover will need to be maintained and replenished on a regular basis.

Check irrigation field or mulch basins regularly for ponding, overflow, and erosion. Repair as necessary. In a branched system, one limb may be receiving too much water and another limb not enough. Balance the system with any valves or flow dividers that may be part of the distribution system.

Using the graph below, indicate where on the property the graywater is used. Indicate where graywater line(s) exit the building, any surge tank(s), distribution lines, and discharge points. Indicate any valves or flow dividers used to balance the distribution system.



If you experience problems with your system, many useful tips for system use and maintenance are available from the Central Coast Graywater Alliance website: [http://www.ecoact.org/Programs/Pollution\\_Prevention/Graywater/index.htm](http://www.ecoact.org/Programs/Pollution_Prevention/Graywater/index.htm)

The above system was designed and/or installed by: \_\_\_\_\_

\_\_\_\_\_

Please describe any other maintenance requirements or suggestions in the space below:

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