



Columbia County Planning Commission
114 South 2nd Street, Dayton, WA 99328
Meeting Agenda
Monday, August 12th, 2019 @ 5:30 PM

- 1) Call to Order
- 2) Roll Call and Establish Quorum
- 3) Approval of Meeting Minutes
 - a. July 8th, 2019
- 4) Public Hearings
 - a. None scheduled
- 5) New Business
 - a. Steve Radebaugh – Request to amend Building Codes
- 6) Old Business
 - a. 2020 Comprehensive Plan Update
 - i. Update, discussion on comments received and presentation of final draft packet
 - ii. Request for public hearing to take testimony for or against the final draft comprehensive plan, draft development regulations, and draft critical areas ordinance at the next regular meeting of the Columbia County Planning Commission
 - b. Chapter 18.86 – Communication Facilities
 - i. *Tabled*
- 7) Commissioner Reports
- 8) Director Report
- 9) Comments from the public and items not present on the agenda
- 10) Adjournment
 - a. Next meeting: Monday, September 9th, 2019 @ 5:30 pm



Columbia County Planning Commission
114 South 2nd Street, Dayton, WA 99328
Meeting Minutes
Monday, July 8th, 2019 @ 5:30 PM

- 1) Call to Order
 - a. Chair Jason Towery called to order the regular meeting of the Columbia County Planning Commission at 5:30 pm.
- 2) Roll Call and Establish Quorum
 - a. Commission members present: Jason Towery, Chuck Reeves, Jay Ball, and Bryan Martin
Members absent: None
Staff present: Meagan Bailey, Planning Director
BOCC: Ryan Rundell
- 3) Approval of Meeting Minutes
 - a. June 10th, 2019
 - i. *Ball made a motion to approve the meeting minutes as presented; Martin seconded. None opposed; motion carries.*
- 4) Public Hearings
 - a. None scheduled
- 5) New Business
 - a. None scheduled
- 6) Old Business
 - a. 2020 Comprehensive Plan Update
 - i. Staff provided a status update on the comprehensive plan; the SEPA DNS will be issued on July 11th – all comment periods will close on July 27th.
 - ii. Department of Commerce has provided initial support on Navy Airspace documents, and has implied that there is potential they will be utilized as guidance documents across Washington State once adopted by Columbia County. A letter from the Bremerton

Naval Base supporting the documents is predicted to be received within the next couple of weeks.

iii. No substantial comments on the draft documents have been received thus far.

b. Chapter 18.86 – Communication Facilities

i. The draft chapter was reviewed again, and the proposed policy requiring spatial separation of communication towers was discussed.

ii. Staff will compile and send to the Planning Commission additional examples of communication tower regulations for additional review and consideration.

iii. No action was taken.

c. Continued: public request for amendment of Light Industrial Zone

i. The Planning Commission continued to review the application to consider amending the use matrix to allow for full-service RV park facilities in the Light Industrial zone.

ii. In comparing the request with the current and draft comprehensive plans, and Columbia County Code 18.50.010, the Planning Commission determined that the request, as submitted, was not harmonious with the goals, policies, and purpose of the Light Industrial zone.

iii. The request to consider amending the use matrix was denied. Staff will forward this decision to the landowner, as well as information on the procedure for requesting a rezone to the Columbia County zoning map.

7) Commissioner Reports

a. Jay Ball – Ball reported on a recent trip to Boulder, Colorado, and commented on the number of trail systems the community had. Support was requested for the Port of Columbia and their efforts on the Touchet Valley Trail connecting Dayton to Waitsburg by use of the railroad right-of-way.

- b. Chuck Reeves – Reeves reported that 634 Harlem Road (previous code enforcement case) has been sold, and the new property owner has plans to clean up the property and improve the land.

8) Director Report

- a. Bailey provided an update on the dissolution on the interlocal agreements for Planning and Code Compliance services with the City of Dayton. County Commissioner Rundell was present to offer additional information to the Planning Commission.

9) Comments from the public and items not present on the agenda

- a. None presented.

10) Adjournment

- a. *Ball motioned to adjourn the regular meeting of the Columbia County Planning Commission at 5:52 pm; Martin seconded. Meeting adjourned.*

Approved August 12th, 2019

Jason Towery, Chair

Date

Attest

Meagan Bailey, Planning Director

Date



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VICTIM-WITNESS COORDINATOR

MEMORANDUM

This communication conveys a legal opinion from the Office of the Prosecuting Attorney to an agent or officer of Columbia County, Washington, and as such is subject to attorney/client privilege and confidentiality, and represents attorney work-product. As such, this memorandum is not subject to disclosure.

FROM: C. DALE SLACK, PROSECUTING ATTORNEY 
TO: MEAGAN BAILEY, PLANNING DIRECTOR AND COLUMBIA COUNTY COMMISSIONERS
RE: GRADED LUMBER
DATE: 8/6/19

You have requested that I review the law regarding graded lumber, vis-à-vis Columbia County Code and building requirements, and prepare an opinion on potential changes to our current requirements. This memo is intended to provide a brief overview of current law and a legal opinion on potential changes. If I have misunderstood your request, please let me know as soon as possible so that I may revise this memorandum.

To begin, Columbia County Code (CCC) governs building requirements and standards within the county. The purpose of a county building code is twofold: to protect consumers from receiving substandard work from contractors and builders, and to ensure safety of residents inside structures within the County. Currently, our code is found at Title 15 CCC. The County has chosen to adopt wholesale the following codes: International Building Code, 2015 Edition. Including Appendix Chapters A, C, I, J; International Residential Code, 2015 Edition. Including Appendix Chapters G, H, J; International Mechanical Code, 2015 Edition; International Fire Code, 2015 Edition. Including Appendix Chapters B, C, D; International Plumbing Code, 2015 Edition; International Fuel Gas Code, 2015 Edition; Ventilation and Indoor Air Quality Code; Washington State Energy Code; Washington State Historic Building Code; International Property Maintenance Code, 2015 Edition; and the International Abatement of Dangerous Buildings Code, 1997 Edition. Additionally, all counties are subject to requirements adopted by the State of Washington in Chapter 19.27 RCW, which may be amended by local governments only insofar as they do not fall below the minimum standards set forth in RCW 19.27.020.

RCW 19.27.020 lays as a minimum foundation for building codes the following principles:

- (1) To require minimum performance standards and requirements for construction and construction materials, consistent with accepted standards of engineering, fire and life safety.

(2) To require standards and requirements in terms of performance and nationally accepted standards.

(3) To permit the use of modern technical methods, devices and improvements.

(4) To eliminate restrictive, obsolete, conflicting, duplicating and unnecessary regulations and requirements which could unnecessarily increase construction costs or retard the use of new materials and methods of installation or provide unwarranted preferential treatment to types or classes of materials or products or methods of construction.

(5) To provide for standards and specifications for making buildings and facilities accessible to and usable by physically disabled persons.

(6) To consolidate within each authorized enforcement jurisdiction, the administration and enforcement of building codes.

As applicable here, the important standards to fulfill are those that refer to “nationally accepted standards” of safety and performance, and consistency of standards. *See, e.g., Taylor v. Stevens County*, 111 Wn.2d 159, 165, 759 P.2d 447 (1988).

The International Building Code (IBC), adopted by the County, sets minimum standards for quality of any lumber used in construction at Section 2303. Subsection 2303.1.1 states that sawn lumber “shall be identified by the grade *mark* of a lumber grading or inspection agency that has been approved by an accreditation body that complies with DOC PS 20 or equivalent.” IBC, Subsection 2303.1.1 *emphasis in original*. So in order to meet the standards that we have adopted, the lumber needs to be either pre-graded and marked by a lumber provider, or inspected and marked by an inspector who meets the qualifications outlined in Subsection 2303.1.1 after purchase. The current system we have in place is that we require individuals to purchase pre-graded lumber for new construction.

There would be two ways of solving the issue aftermarket, allowing individuals to either purchase ungraded lumber or create their own sawn lumber: (1) the individual building the structure could have a qualified inspector of his own choosing grade and mark the lumber, or (2) an employee of Planning could become certified in grading in his/her own right and grade the lumber as part of the permitting and inspection process.

Removing the requirement of graded lumber, either at purchase or aftermarket, is possible; but the County may run into issues with State authorities. In *Taylor v. Stevens County*, cited above, the Supreme Court held that the duty owed by Counties through building code is primarily a public duty to the general public—not any particular individual or class of individuals. The Court in that case suggests that the “clear purpose” of the law is to ensure a uniform and consistent scheme of building requirements throughout the State, meaning that our liability in a situation of lowering or changing standards may be

with the State, not any particular individual harmed by (for worst-case example) a collapsing building made with non-conforming construction materials. Any change in law which falls below what a Court would consider the “nationally accepted standards” would be more likely to result in action by the Attorney General, State Auditor, or some other State official.

In short, I believe the best course of action is no change; however if there is a public desire and need to change the code, the best course of action would be to train a County employee to inspect and grade lumber, or to contract with a lumber grader/inspector to grade and mark aftermarket on our behalf as part of the permitting and inspection process.

Please feel free to let me know if you have further concerns, questions, or issues on this important matter.

**Title 15
BUILDINGS AND CONSTRUCTION**

Chapters:

[15.05 Building Codes](#)

[15.10 Building Permits](#)

[15.15 Water Availability for New Buildings](#)

Chapter 15.05 BUILDING CODES

Sections:

[15.05.010 Codes adopted.](#)

[15.05.020 Enforcement.](#)

[15.05.030 Available to public.](#)

Prior legislation: Res. 92-06 and Ords. 93-02, 93-03, 94-01 and 98-02.

15.05.010 Codes adopted.

The certain documents, two copies of which are on file and are open for inspection by the public in the planning department, being marked and designated as:

- A. International Building Code, 2015 Edition. Including Appendix Chapters A, C, I, J;
- B. International Residential Code, 2015 Edition. Including Appendix Chapters G, H, J;
- C. International Mechanical Code, 2015 Edition;
- D. International Fire Code, 2015 Edition. Including Appendix Chapters B, C, D;
- E. International Plumbing Code, 2015 Edition;
- F. International Fuel Gas Code, 2015 Edition;
- G. Ventilation and Indoor Air Quality Code;
- H. Washington State Energy Code;
- I. Washington State Historic Building Code;
- J. International Property Maintenance Code, 2015 Edition;
- K. International Abatement of Dangerous Buildings Code, 1997 Edition;

are hereby adopted as the Columbia County Code for regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area and maintenance of all buildings or structures in Columbia County providing for issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, conditions and terms pursuant to the 2015 International Building Code, including Appendix Chapters A, C, I, J; the 2015 International Residential Code, including Appendix Chapters G, H, J; the 2015 International Fire Code, including Appendix Chapters B, C, D; the 2015 International Mechanical Code; the 2015 International Plumbing Code; the 2015 International Fuel Gas Code; the Ventilation

and Indoor Air Quality Code; the Washington State Historic Building Code; the 2015 International Property Maintenance Code; and the 1997 International Abatement of Dangerous Buildings Code, published by the International Code Council, and the secondary publications referenced above, are hereby adopted and made a part hereof as if fully set out in this chapter. [Ord. 2017-06; Ord. 2016-01 § 1.]

15.05.020 Enforcement.

It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy, or maintain any building or structure or cause or permit the same to be done in violation of this code. Any violation of this chapter will be subject to the provisions in CCC Title 19, Code Enforcement. [Ord. 2017-06; Ord. 2016-01 § 2.]

15.05.030 Available to public.

The Columbia County building official is hereby ordered and directed to cause this chapter to be made available to the public. [Ord. 2016-01 § 4.]

Chapter 15.10 BUILDING PERMITS

Sections:

[15.10.010 Building permit required – Application form.](#)

[15.10.020 Building permit criteria for areas with heavy rainfall, questionable soil, or slope.](#)

[15.10.030 Building permit fees.](#)

15.10.010 Building permit required – Application form.

A. No owner or authorized agent shall hereafter erect, construct, enlarge, shore, underpin, repair, improve, convert, or otherwise alter any building or structure in this county without first obtaining a separate building permit for each such action or structure from Columbia County planning and building; provided, that there shall be exempted from the requirements of this section buildings or structures lying within any incorporated city or town within this county which already requires such permits.

B. To obtain a permit the applicant shall fill out a blank permit application to be supplied by planning and building. The applicant shall include thereon:

1. The permittee's name and address, along with the physical address of the project location and the registered owner's names (if applicable).
2. A legal description of the property on which the building or structure is located or will be located.
3. A general description of the nature of the proposed work.
4. The estimated value of the services and materials to be used in the proposed work, including labor.

The permit form may be signed by the permittee, or his authorized agent, who may be required to submit evidence to indicate such authority.

C. Prior to issuance of the permit, the accuracy of the legal description included thereon shall be verified by the county assessor. Upon complete compliance and full payment of the required building permit fee, the building official shall sign the permit and shall issue the original thereof to the applicant.

D. The building official shall promptly transmit the records electronically so the assessor will have immediate access.

E. Any violation of this chapter shall be subject to the provisions of CCC Title 19, Code Enforcement. [Ord. 2017-06; Ord. 2017-04; Ord. 2015-02 § 2; Ord. 55C §§ 1 – 5.]

15.10.020 Building permit criteria for areas with heavy rainfall, questionable soil, or slope.

When a building permit is applied for in an area which has 30 inches or more of annual rainfall, and/or has a questionable soil type or slope, the following criteria shall prevail:

A. The Columbia County planning director shall:

1. Prepare an environmental checklist of the impacted area;
2. Prepare a topographical map of the area showing the exact location of the proposed construction; and
3. Determine the density of existing dwellings within a one-half-mile radius of the proposed building site. Said density shall be marked on the topographical map.

B. The director of environmental health of Columbia County shall:

1. Compile necessary data (soil types, degree of slope, annual rainfall, depth of highest water table, water supply, and other information deemed to be pertinent); and
2. Propose a sewage disposal system for the proposed location or shall recommend that no permit be issued.

C. The planning director and the director of environmental health shall analyze the above-mentioned information and data and, together, shall either approve or deny the building permit.

D. If deemed necessary, the planning director may, at his discretion, require a geo-tech report on the project site or soil capability report. [Ord. 2015-02 § 2; Res. 77-06.]

15.10.030 Building permit fees.*

Building permit fees relating to this chapter shall be established by the Columbia County board of commissioners by resolution. [Ord. 2016-01 § 5.]

*Prior legislation: Ords. 93-03 § 7 and 98-02 § 7.

Chapter 15.15
WATER AVAILABILITY FOR NEW BUILDINGS

Sections:

[15.15.010 Purpose.](#)

[15.15.020 Definitions.](#)

[15.15.030 General criteria.](#)

[15.15.040 Individual water supply systems.](#)

[15.15.050 Public water systems.](#)

15.15.010 Purpose.

The purpose of this chapter is to establish guidelines to assist local governments in implementation of the provisions of RCW 19.27.097. [Ord. 2015-02 § 2; Ord. 93-10 § 1.]

15.15.020 Definitions.

As used in this chapter:

“Approved water purveyor” means a water purveyor whose public water system is in compliance with the state surface and ground water codes (Chapters 90.03 and 90.44 RCW) and is in substantial compliance with the State Board of Health Drinking Water Regulations as determined by either the Department of Health or the local health authority.

“Ecology” means the Washington State Department of Ecology.

“Ground water” means all waters that exist beneath the land surface or beneath the bed of any stream, lake or reservoir, or any other body of surface water within the boundaries of the state, as defined in RCW 90.44.035.

“Ground water under the direct influence of surface water” means ground water which has:

1. Significant occurrence of insects or other macroorganisms, algae, or large-diameter pathogens such as Giardia lamblia; or
2. Significant and relatively rapid shifts in water characteristics such as turbidity, temperature, conductivity, or pH closely correlating to climatological or surface water conditions;
3. For purposes of determining treatment options, the following shall be treated as “ground water under the direct influence of surface water”:
 - a. All water supply wells or sand points where the minimum sealing requirements of the Water Well Construction Standards (Chapter 173-160 WAC) cannot be met.

b. All water supply wells or sand points which were constructed prior to the adoption of the Water Well Construction Standards (Chapter 173-160 WAC) and exhibit any or all of the characteristics identified in subsections (1) and (2) of this definition.

“Health official” shall mean the Columbia County environmental health director working as the authorized representative of the health office as defined in RCW 70.05.070.

“Individual water supply system” means any water supply system which is not subject to the State Board of Health Drinking Water Regulations, Chapter 246-290 WAC. An individual water supply system generally provides water to one single-family residence or, in the case of family farms, four or fewer connections on the same farm.

“Potable” means suitable for drinking.

“Public water system” means any system subject to the State Board of Health Drinking Water Regulations, Chapter 246-290 WAC, excluding a system serving only one single-family residence or a system with four or fewer connections all of which serve residences on the same farm, providing piped water for human consumption, including:

1. Any collection, treatment, storage, or distribution facilities which are under the control of the purveyor and used primarily in connection with the system; and
2. Any collection or pretreatment storage facilities which are not under the control of the purveyor but are primarily used in connection with the system.

“Registered water right claim” means a statement of the existence of a water right generally vesting prior to 1917 for surface water and 1945 for ground water. The beneficial use of water must have been initiated prior to 1917 for surface water and 1945 for ground water. Evidence must be shown that there has been no relinquishment (cessation of use for five or more years, per RCW 90.14.140).

“Seasonal use areas” include recreational buildings, generally in less populated areas, that are occupied less than 90 days per year.

“Surface water” means any body of water, whether fresh or marine, flowing or contained in natural or artificial depressions for significant periods of the year, including natural and artificial lakes, ponds, rivers, streams, springs, swamps, marshes and tidal waters.

“Water purveyor” means any agency or subdivision of the state or any municipal corporation, firm, company, mutual or cooperative association, institution, partnership, or person or any other entity that owns or operates a public water system. It also means the authorized agents of any such entities. [Ord. 2017-04; Ord. 2015-02 § 2; Ord. 94-05; Ord. 93-10 § 2.]

15.15.030 General criteria.

An applicant for a building permit for any building necessitating potable water must provide evidence of an adequate water supply for the intended use of the building. Evidence of an adequate water supply shall be in the form of one of the following:

A. A water right permit from Ecology. Water right permits are required for all surface water diversions and those ground water withdrawals which are in excess of 5,000 gallons per day or where the area of lawn or noncommercial garden to be irrigated is greater than one-half acre. A water right permit establishes the legal availability and right to use water in terms of quantity and priority. Users of 5,000 gallons per day or less of ground water are exempted from having to obtain a water right permit by RCW 90.44.050, but are subject to all other pertinent water resources laws and regulations. Applicants alleging rights based upon registered water right claims should be directed to the appropriate regional office of Ecology to verify the existence of the claim and its possible validity. An application for a water right permit is not sufficient proof of an adequate water supply.

B. A letter from an approved water purveyor stating the ability and willingness to provide water. The purveyor providing such a letter must be in compliance with the state drinking water regulations, Chapter 246-290 WAC, as discussed further in this chapter and the state surface and ground water codes, Chapters 90.03 and 90.44 RCW.

C. A water availability notification verifying that potable water is available in the amount necessary for the purposes of the building. Such a notification must be accompanied by any supporting documentation required by the Columbia County planning department. The basic documentation which is required is described in this chapter set forth herein.

D. Exceptions.

1. Buildings which do not require potable water are not subject to the provisions of RCW 19.27.097 or this chapter.

2. Replacement structures or improvements or additions to buildings which will not result in an increase in the water usage of the building generally will not be subject to the provisions of this chapter.

E. Ecology regional offices will notify Columbia County about areas where water is no longer available for appropriation or areas where Ecology is investigating problems concerning water availability. The Columbia County health district and/or Columbia County planning must consider this information before proceeding with issuance of additional building permits within such an area.

F. Regional drinking water operations offices of Department of Health will notify the Columbia County health district and/or Columbia County planning department about areas where the water supplies are of such poor quality that they should not be used for domestic water supply without treatment. The Columbia County planning department must consider this information before

proceeding with issuance of additional building permits within such an area. [Ord. 2015-02 § 2; Ord. 93-10 § 3.]

15.15.040 Individual water supply systems.

A. A water supply for a building which requires potable water, excluding any outside limited irrigation, may be considered to be adequate if it:

1. Is capable of providing water to a residential dwelling in the amount of 400 gallons per day. If additional uses of the same water source are contemplated, the health official shall determine the amount necessary to satisfy those additional uses at the time of evaluating the adequacy of the supply. Consideration should be given to a program of aggressive water conservation, including effective implementation of the water conservation performance standards.

a. If a source appears to be only marginally adequate, either in terms of quantity yielded or quality of the water, the health official, in his or her best judgment, may wish to attach a note to the property title advising future owners of that fact.

b. The health official, in his or her best judgment, may require additional testing at the time of resale of the property to verify the continued adequacy of the water supply.

2. Meets any and all siting criteria established by state regulations and local ordinances, and is constructed in compliance with state and local building codes.

3. Does not cause any detrimental interference with existing water rights and is not detrimental to the public interest. Investigation and identification of well interference problems and impairment to senior rights is the responsibility of Ecology. If the possibility of a problem is suspected, the Columbia County planning department or health district should contact Ecology.

B. Systems Which Obtain Water from Surface Water Sources.

1. The use of surface water sources for individual water supplies is generally discouraged due to their potential for contamination. For purposes of determining treatment options, "surface water" as used in this subsection includes ground water which is under the direct influence of surface water, but does not include springs which have been developed to preclude surface contamination.

2. Water from the source should conform to water quality standards contained in the State Board of Health drinking water regulations and, at a minimum, must be tested for bacteriological quality and nitrates.

3. An operations and maintenance manual for the treatment system is to be submitted to the

health district for review and approval. A copy of the approved manual must be provided to the property owner for the treatment system.

4. The water used should be treated using a system designed by a licensed professional, using equipment which meets Department of Health certification for point-of-use/point-of-entry treatment systems and is installed in accordance with the approved design.

5. A notice may be attached to the property title by the health official which states the requirement for a treatment system. This notification should include a recommendation that the water system be inspected and resettled any time the property ownership changes. The notice shall include information regarding the potential health risks associated with utilizing surface water as a drinking water source.

C. Systems Which Obtain Water from Ground Water Sources.

1. If the total amount of water to be used from the ground water source is in excess of 5,000 gallons per day, it must be authorized by a water right permit or covered by a valid water right claim.

2. If the source is a well which does not require a water right permit, i.e., those under 5,000 gallons per day, the water availability notification should be accompanied by a well driver's log and, at a minimum, the results of a one-hour bailer or air lift test indicating the yield of the well.

a. In many cases, the well log plus results of a test verifying well yield will provide all the necessary supporting evidence of physical availability of water. However, in areas where other concerns about water availability may exist (e.g., impact on insert flows and senior surface water rights or known well interference), Ecology and/or the local health district may require additional testing to verify the existence of an adequate amount of water.

b. The well log and test indicate only the physical availability of water. They do not indicate the legal availability of water. Such wells, while exempt from the water right permitting process, are still regulated by the Department of Ecology.

3. Additional supporting documents which may be required by the health district include, but are not limited to, the following:

a. A water quality laboratory analysis report.

b. A copy of recorded notification (if public disclosure of a problem is required).

c. A copy of an operation and maintenance (O&M) manual (if required).

d. Copies of any other documents which may be required by the health district.

4. The well must be constructed in conformance with the water well construction standards (WAC 173-160-345).
5. Water from the source should conform to water quality standards contained in the State Board of Health drinking water regulations and, at a minimum, must be tested for bacteriological quality and nitrates.
 - a. A lab certified by the Department of Health must perform the analyses.
 - b. If the health district suspects that a problem may exist in a specific area, the health district may also require testing for trihalomethanes, pesticides, radionuclides, volatile organic chemicals and/or other chemical or physical water quality parameters.
 - c. If the well is newly constructed, prior to sampling it should be properly developed (e.g., flushed for a minimum of one hour or until such time as the water runs clear, and all chlorine residuals are undetectable).
 - d. Water samples should be collected by a qualified individual as determined by the health official.
 - e. Follow-up sampling may be required to provide additional data on the level of a specific contaminant in question. If results of several consecutive follow-up samples indicate that the water supply is in compliance with the maximum contaminant levels, treatment and public notification requirements may be waived by the health official.
6. Continuous effective treatment should be recommended, and may be required, for any water supply which fails to meet bacteriological or primary chemical or physical quality parameters.
 - a. Continuous effective treatment may be recommended or required, at the health department's discretion, for any other contaminant found in the water.
 - b. Treatment should generally be whole house rather than point of use. Water used in any portion of the system, such as the irrigation system, laundry, or other noncontact plumbing fixtures, which is isolated from the drinking water system does not have to be treated.
 - c. All home treatment equipment shall be Department of Health certified and must be installed in accordance with the approved design. Inspection of treatment equipment shall be inspected by the health official of Columbia County.
 - d. In cases where treatment is recommended, a notice by the health official recommending treatment should be attached to the property title. This notification should recommend that the water system be inspected and retested any time the property

ownership changes. The notice should include information regarding the potential health or aesthetic effects associated with exceeding the maximum contaminant level.

D. Alternative Sources of Supply. Individuals may obtain water from alternative sources of supply under the following conditions:

1. Hauling water should be allowed only if the applicant can demonstrate that the proposed system will comply with the water quality criteria specified in this chapter.
2. Rooftop collection systems should be allowed only if the applicant can demonstrate that the proposed system will comply with the water quality and quantity criteria specified in this chapter.

E. To allow property owners wishing to build any buildings in seasonal use areas to be issued building permits without having to demonstrate that an adequate potable water supply is available for the seasonal use recreational building; further, the building permit should be issued conditional to:

1. The installation of a permitted and approved sewage disposal system, either:
 - a. A vaulted sealed privy, meeting or exceeding Washington standards; or
 - b. An on-site sewage disposal system (septic tank and drainfield).
2. Recording of covenants which guarantee that:
 - a. When the building is occupied or intended for occupancy for more than 90 days per year, the owner shall notify both the Columbia County health district and the Columbia County planning/building department; and the owner shall immediately install an adequate potable water supply and an on-site sewage disposal system; and
 - b. When a well is drilled or other adequate potable water supply is installed on the property, the owner will install a permitted and approved on-site sewage disposal system. [Ord. 2015-02 § 2; Ord. 94-05; Ord. 93-10 § 4.]

15.15.050 Public water systems.

If the operators of a public water system desire to provide water to one or more new buildings, they shall ensure that such an expansion of service is:

- A. Consistent with adopted State Board of Health drinking water regulations.
- B. Consistent with adopted Columbia County comprehensive plan, development regulations and zoning ordinances.
- C. Within the scope and conditions of the system's water rights, including authorized place of use,

limitations on quantity of water allowed for use, and number of connections authorized to be served.

D. Consistent with Washington State Department of Health regulations and procedures, including system design standards. [Ord. 2015-02 § 2; Ord. 93-10 § 5.]