

JACKSON COUNTY
INDIVIDUAL ON-SITE WASTEWATER DISPOSAL
PERMITS



April 2020

Department of Public Works
Development Division

BASIC INFORMATION

Being among the first individual jurisdictions in the State of Missouri to develop, adopt and enforce a private wastewater disposal code, the Jackson County On-Site Sewage Disposal Rules and Regulations originally became effective in 1986 and systematically receives modification or upgraded revisions when necessary. Jackson County regulations require all proposed disposal systems to be designed by a Professional Engineer currently registered in the State of Missouri and requires a valid permit issued by the Jackson County Public Works Department. By jurisdictional agreement, the Jackson County Public Works Department provides on-site wastewater disposal permitting and inspection service to all municipalities within the county except Kansas City, Independence and Lake Lotawana.

Because unincorporated Jackson County is zoned and therefore regulates commercial, industrial and residential development under the provisions specified in the Unified Development Code, minimum allowable lot sizes may vary depending on zoning. All property creation in unincorporated Jackson County less than 10 acres must be platted. Regardless of the applicable zoning, under no circumstance may a proposed subdivision lot requiring on-site wastewater disposal for residential service be less than 3.0 acres in size. Accepted tracts or platted lots created prior to the 1995 adoption of the UDC are exempt from the 3.0 acre minimum but may discover difficulty in obtaining or experience complete permit denial due to the inability to satisfy current design requirements on property of insufficient size. Hardship variances are only considered for existing property developed prior to 1995 and are reviewed on a case by case basis by a public hearing presented to the Jackson County Board of Zoning Adjustment. Proposed design easements, recorded easements or requested design variances are not considered an acceptable means in satisfying disposal system setback or sizing requirements.

The size and type of a private wastewater system required to properly, efficiently and safely serve each individual parcel is determined by soil test results. Percolation tests are performed by the engineer to determine the soil permeability. All system sizing is based on a percolation rate. Soil borings, profiles or soil morphology can be used to identify the acceptability of the underlying soil horizons and or any limiting restrictions that must be incorporated during the design preparation. All design proposals (2 prints, signed and sealed by the engineer) are submitted to the department for review and approval by the legal property owner filing permit application with the department. New installation and replacement system designs demand a \$250 application fee. Significant repairs requiring issuance of a permit will be assessed a \$100 application fee. Departmental review may result in design disapproval pending requested revision prior to issuance of a construction permit. Once permitted, all associated construction activity must be inspected by the department or authorized delegate prior to backfill.

Joint, collective or multiple use disposal systems are prohibited. A separate disposal system for each individual residence is required and must be located subject to setback requirements entirely on the property which it serves. Non-business utility buildings with restroom facilities not involving living quarters and located on the same property as the residence may be connected to the property's primary system if accessible. At no time for any reason is a proposed or existing wastewater disposal system allowed to discharge off the property it serves. Any generated wastewater flow exceeding 3,000 gallons per day is automatically regulated by the Missouri Department of Natural Resources.

Technical and specific design criteria can be viewed in the current edition of the Jackson County On-Site Sewage Disposal Rules and Regulations posted on the official website www.jacksongov.org under Public Works Department zoning and subdivision manuals. You may also contact the Jackson County On-Site Wastewater Specialist @ 816-881-4515 for assistance with questions or inquiries.

WHERE TO APPLY / BUSINESS HOURS / PHONE NUMBERS:

Jackson County Development Division
Department of Public Works
Technology Center
303 W. Walnut
Independence, Missouri, 64050

Hours of operation

8:00 a.m. to 3:30 p.m., Monday through Friday with the exception of County Holidays. Permits are taken between 8:00 – 12:00 and 1:00 – 3:30

Telephone number: 816-881-4649

County Website: www.jacksongov.org/publicworks

No construction is allowed until the permit is issued. A building permit application shall be reviewed and acted upon within seven (7) to ten (10) working days after the receipt of all the required information. Notification may be made by telephone or by mail as to whether the permit will be issued.

ON-SITE WASTEWATER (NEW SYSTEM)

1. 2 copies of design plan with original seal of Missouri Registered Professional Engineer
2. Support information that includes:
 - Soil test results
 - Design criteria
 - Manufacturer's material specification or shop drawing if necessary

COST: \$250

ON-SITE WASTEWATER (EXISTING SYSTEM – NEW HOUSE)

1. Plot plan illustrating existing system type, size and alignment in relation to proposed house
2. Evaluation report from engineer verifying acceptable system performance and adequate system size to support housing proposal.
3. If any, system improvements or necessary repairs shall be illustrated and specified on the engineer's drawing.
4. All submitted information to be signed and sealed by engineer.

COST: \$100

NOTE: Existing systems installed prior to 1986 will not be considered for a continued use permit extension. Only systems previously permitted under Jackson County regulations will be reviewed and approved.

ON-SITE WASTEWATER (REPAIR)

1. Engineer's evaluation report identifying the source of the problem and the resulting effect to the system's performance. Along with the inspection diagnosis, a detailed description of recommended repairs or modification shall be provided. All evaluation reports proposing repairs, alterations, modifications or replacement shall be signed and professionally sealed by the consulting engineer.
2. Detailed plot plan visually illustrating the property boundaries, topography, house and system location with the specific areas of proposed work to be performed. All drawings submitted for permit consideration will include necessary instructional notations pertaining to proposed repairs and will also be signed and sealed by the Professional Engineer.

COST: \$100

NOTE: Requirements only pertain to significant repair activities that would involve a permitting process. Such things as routine maintenance, mechanical replacement or certain emergencies would be exempt. Contact the Jackson County On-Site Wastewater Specialist at 816-881-4515 for a determination.