



## *LOUISIANA*

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Part 13 of Title 51 of the Louisiana State Administrative Code  
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Louisiana onsite wastewater regulations can be accessed online:  
<http://www.state.la.us/osr/lac/51v01/51v01.pdf> (Part 13)

Onsite regulations for Louisiana were last revised November 20, 2000. Regulations are currently not under revision, and there are no plans to do so prior to May 31, 2005

All onsite wastewater regulations apply statewide and may be more stringent at the local level if approved by the State.

Technologies not listed in the current State Code may be allowed; they must be introduced as a new technology, and experimental systems could be installed and monitored.

Codes do allow for drainfield area/size reductions. The reduction is based on water holding capacity and soil contact surface.

The State does require perpetual maintenance on mechanical systems that have surface discharge.

Currently, there are no onsite wastewater demonstration, research, or testing projects ongoing in the State.

The Office of Public Health provides the onsite wastewater training that is offered to the installers and service providers that are licensed in Louisiana.

Louisiana Code does not require management programs/contracts to monitor and maintain onsite systems or individual septic disposal systems, and there are no plans to develop such programs within the next year.

In Louisiana, a failed system is one that is not meeting the requirements set forth in the Louisiana State Sanitary Code (Part 13). Lack of proper maintenance, poor installations, and lack of homeowner education are cited as the most common reasons for system failure in the state. If a system is an aerobic treatment unit (ATU), the most common system installed in Louisiana, then it is pumped out, and a maintenance contract is obtained from a state licensed maintenance provider.

The State does not provide funding or financing options for individual homeowners for the repair, replacement, or new construction of onsite wastewater nor is there any knowledge of a SRF or other financial assistance programs for individual homeowners.

Louisiana has a pre-sale inspection protocol for onsite wastewater systems during property transfers. The seller of the home will contact their local parish office. The parish office will check if the system in question was ever permitted and if so will check to see what type of system was installed. If no permit is found, then the system will have to be replaced with a permitable system. These steps are done before closing. The Department of Health generates a letter that is presented at closing.

Regular inspections are not required by the State for investigating the performance and operation of onsite systems after initial construction. If an inspection is requested by the homeowner, a licensed installer/maintenance provider and a sanitarian perform the inspection. Inspectors must be certified by the state board of sanitarians.

Parish Sanitarians are responsible for conducting a site evaluation before an onsite system is installed. There is a \$100.00 fee for the initial inspection.

Percolation tests or soil characterization is required as part of the site evaluation. Permits are issued, and kept track of, at the local level for new construction, repair of existing systems and upgrade or modification. Different permits are not required for alternative/experimental/innovative technologies. An experimental permit is limited in the number of installations, (3 per year), and have to be evaluated every 3 months for 3 years before acceptance in the state. The state of Louisiana will not consider third party consideration for approval of alternative/experimental systems. ANSI/NSF certification is required.

There are no programs in the state that offer homeowners insurance policies for their onsite treatment systems.

The State does not require the use of septic tank effluent filters for onsite wastewater treatment systems.

The minimum lot size allowed for placement and use of an onsite wastewater treatment system for public water is 12,000 square feet with minimum 60 foot frontage in parishes with ordinances. For parishes without ordinances, the minimum lot size allowed is 22,500 square feet with 125 foot frontage. These requirements are for systems without public water as well. However, there are exceptions to this rule. If a lot is in a substantially developed area and the small lot is land locked, if the development of the lot does not appear to be a potentially hazardous situations with the caveat that if it does cause a problem than a alternate system will be utilized.

Minimum setback/separation distances include:

	<u>Septic Tank</u>	<u>Drainfield</u>
• Dwelling/structure -	50'	50'
• Well-private well -	50'	50'
• Surface water -	30'	30'
• Property lines -	10'	10'
• Seasonal high water table/limiting layer -	-	24"
• Wetlands -	-	-