

PART VII

LOCAL TITLE 5 SUPPLEMENTS

ARTICLE 1 - Upgrade Requirements - Grease Traps and Septic Systems

Section 1 – Grease Traps

Upon upgrade, subsurface external Grease Traps must be provided as a component of the subsurface sewage disposal system at all restaurants, nursing homes, schools, hospitals and other installations from which quantities of grease can be expected to be discharged.

By January 1, 2005, all grease traps must be equipped with a monitoring device using ultrasonic transducers and an embedded microprocessor to continuously sense the positions of the floating solids, bottom solids and the liquid level and temperature within the grease trap. This information is transmitted to a control unit within the building. The monitor's control unit shall be programmed to alert the owner/operator when the grease level is at 22% capacity so that pumping can be arranged prior to reaching 25% capacity. The monitor shall also alert emergency conditions prior to tank failure. When possible the monitoring device will be connected to the internet so that the health department has access to the history of maintenance.

Grease Traps with functioning monitors will be required to pump prior to 25% capacity or at a minimum of twice every year or season.

All establishments with frozen dessert machines (yogurt, ice cream, etc) and all establishments serving ice cream shall fall into this category.

Grease traps are sized by assigning a flow of 15 gpd per seat. In the absence of seating, the minimum size grease trap shall be 1,000 gallons or 100% of peak daily water use, which ever is greater, to ensure a 24-hour detention time.

Section 2 – Septic Upgrade Requirements

No building within the Town of Provincetown shall be converted or altered or repaired so as to enable its use year round and/or increase the floor space by 50 sf or more and/or spend 25% or more of the assessed value of the dwelling in renovations and/or increase the flow as determined in 310 CMR 15.000 Title 5 nor shall its use be changed unless the present existing septic system complies with requirements of 310 CMR 15.000 Title 5 and Provincetown Board of Health Regulations as established by a comprehensive inspection of the septic system, and/or the septic system can be upgraded to fully comply with Title 5 and Provincetown Board of Health Regulations.

For the purposes of this regulation, "converted or altered or repaired so as to enable its use year round" shall include any improvements made, to include but not limited to the installation of additional heating facilities, insulating and/or providing kitchen facilities where they previously were lacking.

In addition, no building shall be remodeled, replaced, or altered or built upon in any manner which increases usage of said septic system unless said septic system complies with 310 CMR

15.000 Title 5 and Provincetown Board of Health Regulations, or written approval is obtained from the Board of Health or its Agent. Any increase in flow will invoke the Growth Management By-Law.

When applying for an increase in flow through a Growth Management application, the owner of a property, whether that property is connected to the municipal sewer system or is served by an onsite septic system must be able to demonstrate by an engineered septic system design plan, that an unvarianced septic system can be located on the property for the combined existing and proposed increase in flow.