

Bureau of Environmental Health
7178 Gateway Drive Columbia, MD 21046
(410) 313-2640 Fax (410) 313-2648
TDD (410) 313-2323 Toll Free 1-866-313-6300
website: www.hchealth.org

Peter L. Beilenson, M.D., M.P.H., Health Officer

July 15, 2011

Margaret McAllister
PO BOX 192
Laurel, Md 20725

Re: Hand Dug Well
9263 All Saints Road
(Legal Address - 9267 All Saints Road)
Laurel, MD 20723

Dear Ms. McAllister:

Thank for you for taking the time to meet with inspector Robert Bricker and myself on July 13, 2011. At this time, we are strongly recommending that you abandon the hand dug well on your property.

Abandoning the well will serve two purposes. It will protect the ground water source from potential contamination and it will eliminate further need to ensure a safe and secured well.

While the homeowner is allowed to abandon a well, it is encouraged to hire a licensed well driller to perform the well abandonment. It is strictly forbidden to hire an unlicensed party to do the work for profit.

Please note that all parties not licensed as well drillers in the State of MD desiring to abandon a well in Howard County must be supervised by a Howard County Sanitarian. For more information about this, please see attached memo dated February 15, 2007.

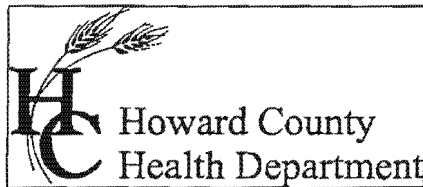
If you have any questions or would like to schedule an appointment, please call me at (410) 313 - 1773.

Sincerely,

Hank Oswald, Program Supervisor
Community Hygiene Program

Attachments: Memo regarding unlicensed parties desiring to abandon a well in Ho Co.
Well Abandonment Procedures
Diagram of how a hand dug well should be sealed

Cc: Bonnie Hurwitz, Code Enforcement Officer
Department of Inspections, Licenses and Permits



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Penny E. Borenstein, M.D., M.P.H., Health Officer

Memorandum

Date: February 15, 2007

To: All unlicensed parties desiring to perform well abandonment in Howard County

From: Gabriel A. Creighton
Registered Sanitarian
Bureau of Environmental Health
Well and Septic Program

Re: Well abandonments to be performed by other than a licensed well driller

It is strongly encouraged that all well abandonment performed in Howard County be performed by a Licensed Well Driller.

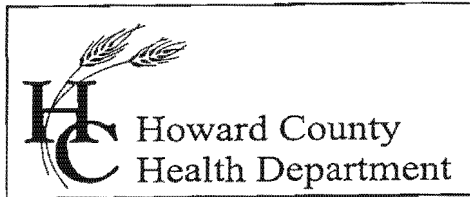
Due to the amount of time it takes to abandon wells, Howard County Health Department makes no guarantee to the availability of a sanitarian to perform well abandonment.

Additionally it is advised that well abandonment may not be performed by any party other than the owner of the property where the well is located or a licensed well driller. Moreover, well abandonment for profit by an unlicensed party is specifically forbidden.

All parties not licensed as well drillers in the State of Maryland desiring to abandon wells in Howard County must be fully supervised by a Howard County Health Department Sanitarian. All well abandonments shall be scheduled in advance. These appointments shall be scheduled no less than one week ahead with the sanitarian to supervise the abandonment. At the time the party desires to make the appointment, they should be prepared to present the sanitarian with the overall measurements of the well including depth and diameter and a list of all materials used to be approved by the department. An appointment shall not be scheduled without these items. All materials shall conform to all applicable local and state regulations (COMAR 26.04.04.11). Final approval of a well abandonment is pendant upon the approval of the supervising sanitarian.

Any questions regarding well abandonment standards and procedures may be addressed to the Well and Septic Program at (410) 313-1771.

GAC/gac



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WELL ABANDONMENT PROCEDURES

The primary purpose of well abandonment is to protect the water resource from potential contamination. The basic methodology is to return the well cavity to the original pre-well condition: in other words, rock. Organic (topsoil, plant materials, paper, etc.), painted, and general rubbish materials are not permitted to be used in well abandonment procedures.

Well abandonment involves two separate processes: filling and sealing. Acceptable fill materials include: gravel, concrete, well grout, *clean* soil, etc. However, truly clean soil is very difficult to obtain with modern construction equipment. Therefore, gravel or concrete is preferred. Acceptable sealing materials include concrete and well grout.

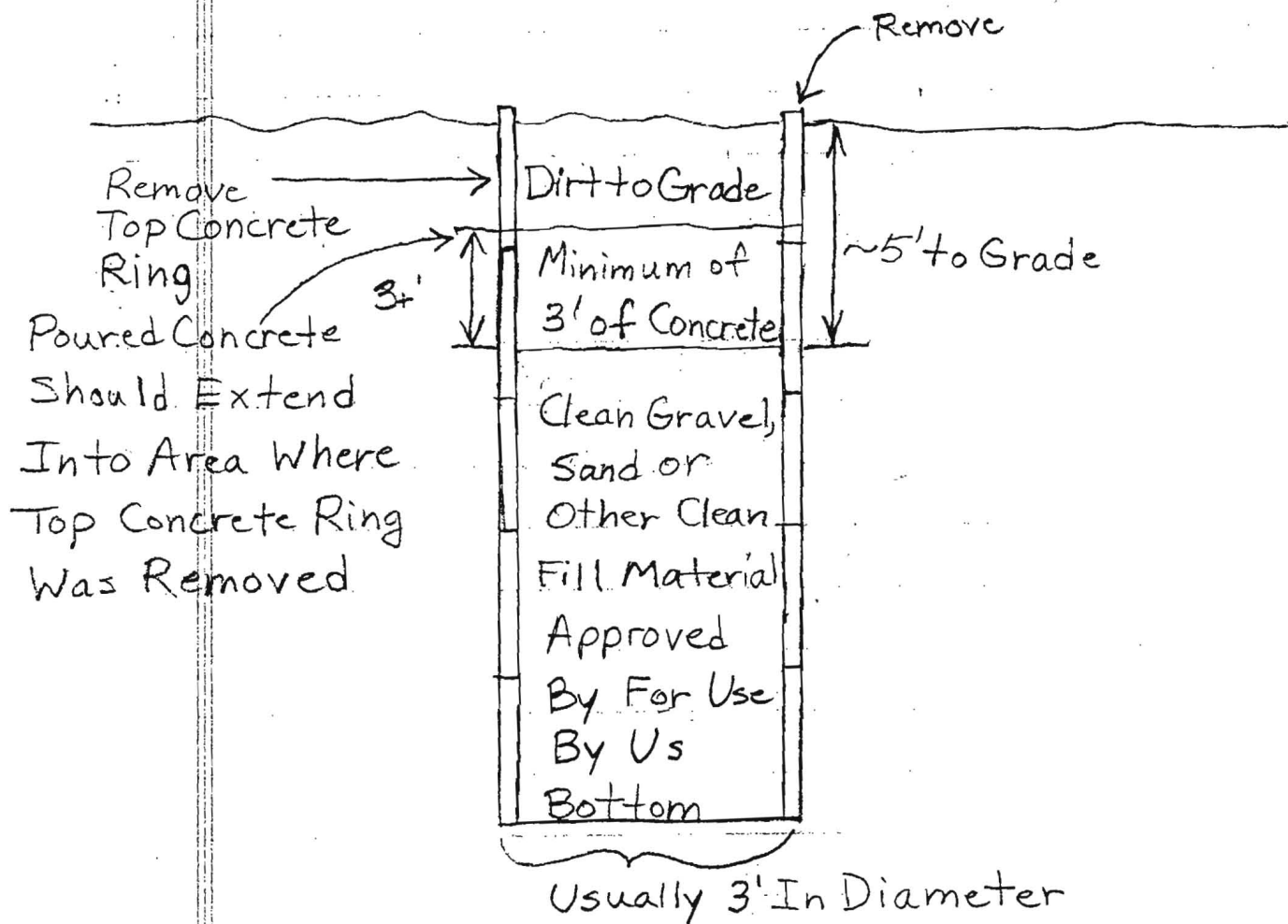
The appropriate depths of filling and sealing materials are dependent upon the type of well construction. The three most common types of wells are hand-dug wells, buried drilled wells (sometimes in pits), and modern drilled wells cased above grade. In hand-dug wells, the minimum sealing material thickness is 3 feet. In all types of drilled wells, the minimum sealing material depth is equal to the casing depth plus five feet (that is wells with casing to 50' should have concrete to 55'); well depth can be determined from well records or through measurement. In the absence of a completion report, there is no practical, inexpensive method to determine casing depth.

Well abandonment can best be accomplished by a licensed well driller, who can perform the work without inspection; upon completion, the driller will file a report with this office. If the well abandonment is to be performed by any other party, the materials and procedures must be reviewed, inspected and approved by a sanitarian and must include delivery of concrete by a commercial company (concrete which is hand-mixed or sold in rented carts is not permissible).

Procedures for well abandonments to be completed by non-well drillers are as follows:

1. Determine if the finished grade will affect the depth of sealing materials in the well, since it would be pointless to seal a well with concrete only to have a large portion it removed during grading.
2. Remove any obstructions (pumps, lines, pipes, etc.) or trash from the well.
3. Determine the depth of the well; this can be done with a weighted string or tape measure, or may be approximated by the length of pump line removed from the well.
- 4a. If the well is drilled and casing depth is known, determine the appropriate depth of fill material (well depth minus casing depth minus five feet). The fill material is then introduced into the well to the appropriate depth. If the casing depth is unknown or the well is shallow (150' or less), the best solution is to fill the entire well with concrete. Volume of required sealing material for a 6" well can be calculated by dividing well depth by 135; the result is in cubic yards.
- 4b. If the well is hand-dug, fill material is put into the well to about five feet from finished grade.
5. The remaining well depth is filled with sealing material to a point 2-3 feet from finished grade.
6. Casing and any pit structure is removed and final grading occurs.

How a Hand Dug Well Should Be Sealed -



Note: Some Older Hand Dug Wells May Not Use Concrete Rings

SITE INSPECTION SHEET

P.O. Box 192
Laurel, MD 20725

OWNER: Margaret A. McAllister
& Melvin F. Beach

PHONE #: _____

ADDRESS: 9263 All Saints Rd

CONTRACTOR: _____

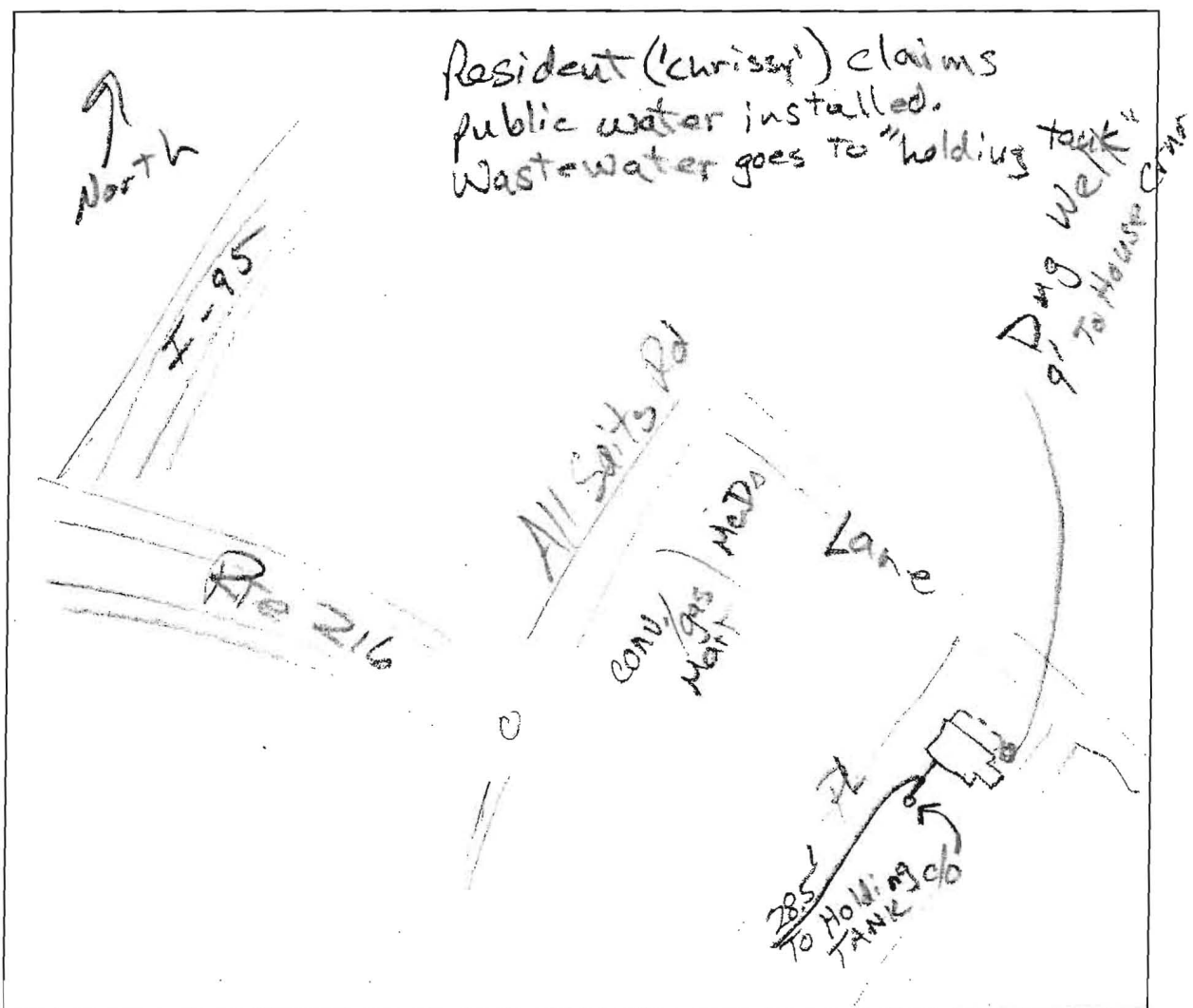
Tax ID# 06413781

WELL TAG #: _____

SUBDIVISION: Tax Map 47 LOT: Parcel 536 COUNTY #: _____

PROPOSAL: inquiry by H.C. Rental License Office
Triggers site inspection for potential dug well.

LOCATION DIAGRAM



COMMENTS: House Labeled "9263", GIS & real property DB
give address as "9267" (1.24 Ac)

Water stains on dug-well walls up to 2ft depth; water surface
at 7' well bottom at -16.5 ft.

DATE: 7/13/2011

INSPECTOR: R. Buick

-76°51'63"



39°7'6."



39°7'6."

Disclaimer: Howard County, Maryland assumes no responsibility for the accuracy of this report or the information contained herein or derived therefrom. The user assumes all risks and liabilities whatsoever resulting from or arising out of the use of this information. There are no oral agreements or warranties relating to the use of this report.

-76°51'63"

Howard County
GIS


Howard County
M A R Y L A N D

By:
Office:
Map Width: 1,578.58 ft.
Print Date: 7/13/2011

Information

AccountID: 1406413781

OccupiedBy: N

OwnerName1: Mcallister Margaret A

OwnerName2: Beach Melvin F J/t

OwnerAddress1: PO BOX 192

OwnerAddress2: LAUREL MD 20725

LegalDescript1: IMPS1.24 A

LegalDescript2: 9267 ALL SAINTS RD

DeedLiber: 01690

DeedFolio: 0137

Subdivision: LAUREL

Plat:

Section:

Block:

Lot:

Map: 47

Grid: 21

Parcel: 556

MapParcelLot: M47P556L

ExemptionClass: NOT EXTRACTED Taxable Property

Acres: 1.24

StructureGrade: economy

ConstructionType: block

Stories: 1 story no basement

DwellingType: standard single family unit 1, 2 or 3 story

YearBuilt: 1948

BuildingSquareFeet: 1291

SalesTransNo: 875665

TransferDate: 19870720

SalePrice: 0

LandValue: 214900

ImprovementValue: 48340

TotalValue: 263240

X: -76.850331

Y: 39.118693

AllOwners: MCALLISTER MARGARET A / BEACH MELVIN F J/T

Flood: Out



HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS

9250 Bendix Road

Columbia, Maryland 21045

410-313-1823

Robert J. Frances, P.E., Director
bfrances@howardcountymd.gov

FAX 410-313-1861
TDD 410-313-2323

NOTICE OF VIOLATION

July 20, 2011

Ms. Margaret McAllister
P.O. Box 192
Laurel, MD 20725

SUBJECT: Rental Property #T00000014
9263 All Saints Road
Laurel, MD 20723

Dear Ms. McAllister:

On July 6, 2011, I inspected the above referenced property for your rental license renewal. At that time, the following was/were found to be in violation of the Howard County Property Maintenance Code (PM), and must be corrected by August 25, 2011. A reinspection of the property to confirm compliance will take place on August 26, 2011.

1. Exterior walls: Stucco surfacing needs patching and/or painting in areas – please look at all areas of the exterior and correct those (PM 304.2)
2. Hand-dug well: We are in receipt of a report from the Howard County Health Department dated July 15, 2011 (copy enclosed) strongly recommending that this well be abandoned. As our Code requires that exterior premises be maintained free of safety hazards, this should be done according to the procedures outlined by the health department (PM 302.1)

It is suggested that a carbon monoxide detector(s) be installed in appropriate location(s), if there are *gas appliances and/or a fireplace*. It is also currently required that battery operated smoke detectors be installed in each bedroom. (These suggestions are Howard County Code/Howard County Property Maintenance Code requirements for new construction and new rentals at this time and are suggested for your tenant's safety).

Failure to correct the violation(s) will result in legal action being taken against you including the issuance of Civil Citations as authorized by PM-106.3, Local Amendment, with a minimum fine of \$250 or a maximum fine of \$500 per day for each day the violation(s) is/are not corrected. *Additionally, a reinspection surcharge may be assessed when more than one reinspection is required to verify or determine compliance with this notice. The rental housing license will not be issued or renewed until all fines, surcharges and/or fees have been paid in full.*

Please call me at (410) 313-1833 if you have any questions regarding this letter. Your cooperation is appreciated.

Sincerely,
INSPECTIONS & ENFORCEMENT DIVISION

Bonnie R. Hurwitz
Code Enforcement Officer
Bhurwitz@howardcountymd.gov

RH/rd/9263 All Saints Rd/H06-RenewalViolation.doc

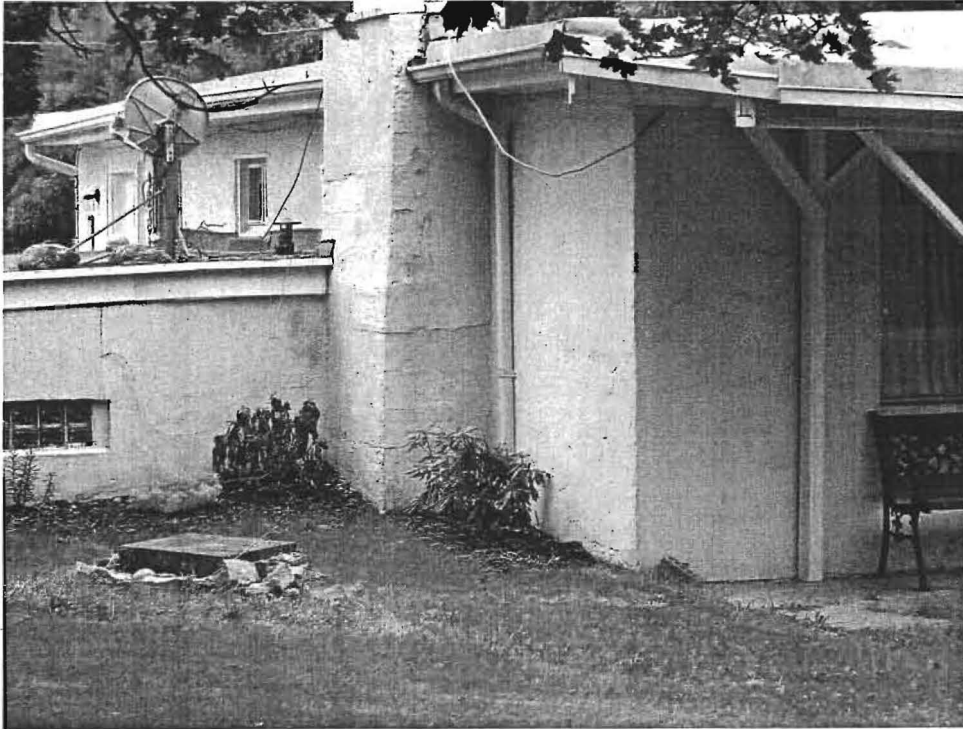
incl: Photo Sheets

Report of 7.15.11

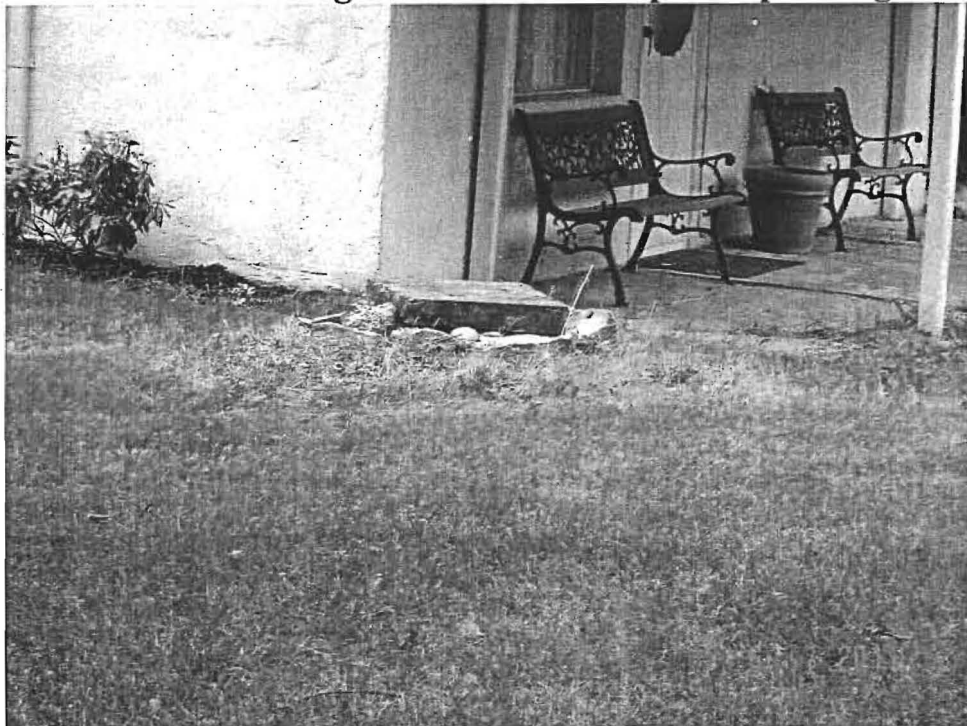
File

Hank Oswald/Robert Bricker
HCHD
Bureau of Environmental Health
7178 Gateway Drive
Columbia, MD 21046

*9263 All Saints Road
Laurel MD 20723
T00000014
July 06, 2011
Bonnie R Hurwitz*



Stucco surfacing in need of some repair/repainting



Hand-dug well could pose safety hazard