

1/17/18

To: **Ledge Light Health District Town and City Building, Planning and Zoning Officials**
From: Ryan McCammon, RS, Supervisor of Environmental Health
Re: Connecticut Public Health Code 19-13-B100a

We are often asked when and why LLHD is required to review proposed building projects and lot line changes on land parcels that are served by on-site septic systems. The regulation that governs these decisions is Connecticut Public Health Code Section 19-13-B100a. The stated purpose of this regulation is *to regulate building conversions: activities which would potentially increase the water usage discharged to a subsurface sewage disposal system, and construction activities or lot line changes which would reduce the area available for sewage disposal purposes.*

Enforcement of this regulation requires that the local health department review projects for (1) compliance with separation distances (to existing septic systems and potentially existing wells), AND (2) the ability of the lot to accommodate a code compliant septic system (system that meets current code), or a potential repair area (area where the septic system could be repaired with exceptions granted). This is to ensure the lot can accommodate the proposed use, and be able to support a septic repair when needed.

The requirement for review applies ONLY to lots where public sewers are not available (on-site septic) and include the following activities:

1. **Lot line revisions:** (lot splits, subdivisions, free splits, or lot line changes)
2. **Changes in use:** (e.g., increase in bedrooms for residential, increase in design flow or use for commercial, conversion from seasonal to year-round use, adding additional commercial or habitable structures to a lot)
3. **Building additions:** (e.g., dormers; additional building levels; finishing basement, attic, or “bonus” rooms; increasing existing footprints; moving interior walls to create additional rooms or bathrooms)
4. **Accessory structures*:** Permanent, non-habitable structures, not served by a water supply and the use is incidental to residential or non-residential buildings. Examples of accessory structures include detached garages, screened or enclosed 3-season (non-winterized) porches/sunrooms, open decks, pools, sheds, barns, covered entryways, stairs, gazebos, concrete slabs (e.g., for propane tanks, generators, solar panels, etc.), and underground storage tanks.
*Small (<200sq.ft.) portable structures (e.g. sheds) without permanent foundations (concrete slab, piers, footings) are not considered permanent structures, so long as they do not create a grade cut which could allow for breakout of the existing septic system.

When a contractor or resident applies to Planning, Zoning, Wetlands, or Building for any of the above, and sewers are not available to the property, please refer them to our B100a application and to a sanitarian at LLHD for review under 19-13-B100a. As stated on the LLHD B100a application, a site plan (showing existing structures, property lines, septic system, water supply, and drains) must be submitted with the application, as well as floor plans (showing existing and proposed) for any additions of living space. Onsite soils testing may be required to complete the review, so if this information exists for a property it is helpful to submit it with the application. LLHD will forward the result of our review to your departments to assist with your review of the proposed lot changes.

Please feel free to contact us with any questions.

Cc: LLHD Sanitarians and Staff
LLHD Director of Health Stephen Mansfield

Attach: LLHD B100a Application