

Public Health Code Regulations 19-13-B100a

- ## Section 19-13-B100a
- Regulation
 - Effective August 3, 1998
 - Applies to building conversions, changes in use and additions
 - Copies of regulations can be obtained from the Department of Public Health
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- ## Section 19-13-B100a (a) Definitions
- **Accessory structure:** permanent non-habitable structure which is not served by a water supply and is used incidental to residential or non-residential buildings.
 - Examples: attached and detached garages, open decks, tool and lawn equipment storage sheds, gazebos, screened and enclosed 3-season porches/sunrooms and barns.
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Accessory Structures/pools:



What makes these accessory structures?

Accessory Structures/pools:



Are these accessory structures?

Section 19-13-B100a (a) Definitions

- **Building conversion:** the act of winterizing a seasonal use building into year round use by providing one or more of the following:
 - a positive heating supply to the converted area
 - a potable water supply which is protected from freezing
 - energy conservation in the form of insulation to protect from heat loss

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Section 19-13-B100a (a)
Definitions

- **Change in use:** any structural, mechanical or physical change to a building which allows the occupancy to increase.
- Or activities within a building that expand or alter it such that, when the building is fully utilized, the design flow or required effective leaching area will increase.

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Section 19-13-B100a (a)
Definitions

- **Code complying area:** an area on a property where a subsurface sewage disposal system can be installed which meets all requirements of PHC Section 19-13-B103. Except for the one hundred percent reserve leaching area

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Section 19-13-B100a (a)
Definitions

- **Design flow:** the anticipated daily sewage discharge from a building
- **Potential repair area:** an area on a property which could be utilized to repair or replace an existing or failed septic system and includes areas on the property where exceptions could be granted but does not include areas beyond those necessary for a system repair and areas of exposed ledge rock.

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Section 19-13-B100a (a) Definitions

- **Technical Standards:** those standards established by the Commissioner of Public Health in the most recent revision of the publication entitled "Technical Standards for Subsurface Sewage Disposal Systems" prepared pursuant to Section 19-13-B103d (d) of the Regulations of Connecticut State Agencies.

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Section 19-13-B100a (b) Building Conversions, change in use

- **Apply when:**
 - Public sewers not available
 - Increase in design flow
 - Adding bedrooms
 - Increasing seats in a restaurant
 - Winterizing
 - Converting seasonal dwelling to year round use

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Section 19-13-B100a (b) Building Conversions, Change in Use

- Prior to approval the applicant must demonstrate a code complying area (CCA) exists on the lot.
 - CCA must meet all requirements of 19-13-B103 and technical standards except 100% reserve
 - CCA may be an existing septic system on the property
 - Must meet MLSS

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Determining if a Code Complying Area (CCA) exists on the property

- Review file for evidence of an existing CCA
 - Soils testing
 - Plot plan
 - As-built of an existing system meeting code
 - If data is not available the property owner must:
 - Perform soils testing
 - Soils testing must be witnessed by local health department
 - Submit plan demonstrating CCA


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Section 19-13-B100a (b) Building Conversions, change in use

- Local health can require expansion of the existing system or installation of a new system if the change results in an increase in design flow of more than 50%.


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Section 19-13-B100a (c) Building additions

- Apply when:
 - Public sewers not available
 - Adding an addition to a building
 - No increase in design flow


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Section 19-13-B100a (c)
Building additions

- CCA must be identified.
- Applicant must submit a plan.
 - If the plan submitted can not demonstrate a CCA the addition may be permitted provided the plan demonstrates:
 - 50% of the required effective leaching area
 - 50% of the required MLSS
 - No well exceptions
 - No reduction in potential repair area
 - No increase in design flow


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Section 19-13-B100a (d)
Accessory structures / pools

- Apply when:
 - Public sewers not available
 - Adding a permanent accessory structure or pool to a property


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Section 19-13-B100a (d)
Accessory structures / pools

- CCA must be identified.
- Applicant must submit a plan.
 - If the plan submitted can not demonstrate a CCA the accessory structure or pool may be permitted provided the plan demonstrates:
 - The potential repair area is not reduced
 - All separation distances from the accessory structure or pool to the existing septic system must conform with table No. 1


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Section 19-13-B100a (e)
Sewage disposal preservation area

- Lot line revision
 - Existing septic system to remain on the lot
 - CCA identified on the lot or lot line revision does not decrease the potential repair area.
- Other activities affecting soil characteristics or hydraulic conditions
 - Lot must support a CCA or potential repair area must not be reduced.

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Section 19-13-B100a (f)

- Final decision of the DOH
 - Made in writing
 - Conclusions
 - Equivalent to an order
 - Can be appealed

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