

# Ledge Light Health District

*A Beacon for Public Health Leadership and Partnerships*

## **B100a Building Conversions, Changes in Use, Lot Line Revisions and Additions**

Section 19-13-B100a of the Connecticut Public Health Code requires that if public sewers are not available (i.e. the property is served by a septic system), a code complaint area (area where the existing septic system could be replaced when/if it fails) must be shown prior to issuance of a building permit for any building conversion (i.e. enclosing and heating a porch), change in use (i.e. adding bedrooms), addition, deck, garage, accessory structure, swimming pool or lot line revision. **Additionally, please be advised that any increase in design flows to the building such as adding bedrooms, changing the use of the building or installing large capacity tubs may require the existing leaching area and/or tank size be increased prior to approval.**

**B100a review is NOT required for Small Portable Structures (inflatable/temporary pools, swing sets, play grounds) or non-habitable sheds less than 200ft<sup>2</sup> without permanent foundations (decks are permanent foundations). To prevent damage, it is RECOMMENDED these structures not be placed over or within 10' of the existing septic tanks, leaching systems or wells.**

### **Steps for Homeowner to Prepare for B100A Review**

1. Obtain a sketch of your property that shows the location of your house, property lines and proposed addition (with size and distance to property lines). The sketch should also include any unusual aspects of your property (i.e. streams/ponds, wetlands, ledge outcroppings and/or steep drops). **It is preferred that the sketch be scaled and can be obtained from the assessor's office, GIS or by a licensed surveyor. Building conversion, changes in use or additions will also require a sketches of the existing and proposed house floor plans.**
2. Proceed to a Ledge Light Health District (LLHD) office and a sanitarian will have you complete the fee for service form, pay the \$50 fee and work with you to locate your existing septic system and a **possible code complaint area** that meets the following separation distances: **75' from any well, 10' from property lines, 15' from any building served, 25' from any building with footing drains, 50' from an open watercourse, 10' from an above ground pool, and 25' from an in-ground pool.**
3. Once a possible code complaint area has been determined, the sanitarian **may** request you dig or have a machine dig holes in the proposed code complying area, depending on your application type (Column A or B).

#### **Column A**

**Decks, above ground pools, attached/detached garages, barns, large sheds, gazebos and other permanent but non-habitable structures**

4. Dig 2 holes-6-8' apart: 8-12" wide and 2' deep (post hole size). Additional testing may be required.
5. Mark the holes with a traffic cone or flag, fill 1 hole with water and make sure additional water is available for the sanitarian (outside spigot or 5 gallon container of water).
6. Contact LLHD when the holes are ready for B100a (indicate your name, address, location of the hole and the sanitarian who helped you). The testing is typically conducted within 48 hours of a request.
7. Soils testing **does not** necessitate approval, but once the plan has been approved, the sanitarian will fax and call the building department with the approval letter and plan. The building official can then process the building permit.

#### **Column B**

**Change in use, building addition, in-ground pools or lot line changes**

4. Hole must be **3-4' wide and 4-10' deep with a ramp or step-** a backhoe is recommended and the sanitarian can meet the backhoe operator onsite. The depth of the test hole will vary depending on building activity, site conditions, and additional testing may be required.
5. Make sure water is available for the sanitarian (outside spigot or 5 gallon container of water).
6. If you have the hole dug without the sanitarian, contact the LLHD and speak to the sanitarian that helped you with your application to arrange a site visit. The testing is typically conducted within 48 hours of a request.
7. Soils testing **does not** necessitate approval, but once the plan has been approved, the sanitarian will fax and call the building department with the approval letter and plan. The building official can then process the building permit.