



**Chesprocott Health District**  
**1247 Highland Ave**  
**Cheshire, CT 06410**

**BUILDING ADDITIONS AND CONVERSIONS,  
INCLUDING GARAGES/ACCESSORY STRUCTURES/SWIMMING POOLS**

Before Chesprocott Health District can approve an addition or conversion of a property, this includes building a garage, an accessory structure such as a shed, deck or barn, or a swimming pool, on a property that is served by a septic system, a determination must be made as to whether, after the addition, the lot can meet all the requirements of the Public Health Code. A fee will be charged for the review.

**Situation A:**

If there is an adequate plot plan and soil data filed at Chesprocott. Then:

1. There is enough data to determine if a code complying septic system can be installed in the future &
2. If the addition can meet current setback requirements then the addition can be approved.

**REQUIRED SEPARATING DISTANCES**

✓ Building without footing drain to Septic Tank.....	10 Feet
✓ Building without footing drain to Septic Fields.....	15 Feet
✓ Building with footing drain to Septic & Well.....	25 Feet
✓ Above ground pool to septic system .....	10 Feet
✓ In-ground pool to Septic System & Well .....	25 Feet
✓ Accessory Structures with frost wall and no footing drains.....	10 Feet
✓ Accessory Structures no frost wall (Decks, Sheds etc).....	5 Feet

**Situation B:**

If there is no plot plan or soil test information on file to demonstrate there is adequate room on the lot for a septic system meeting code requirements. A soil test is required (see procedures below).

1. Prior to the soil test, a sketch should be submitted to Chesprocott showing as accurately as possible, the:
  - A. Lot dimensions
  - B. House location with proposed addition highlighted
  - C. Well location
  - D. Septic system location
  - E. Attached note with existing number of bedrooms and proposed number of bedrooms
2. After soil testing, the information gathered needs to be evaluated to determine code compliance and setback requirements.

**Situation C:**

If the house is served by a septic system but public sewer is available. In this case, soil testing will not be required, but confirmation of required setbacks must be reviewed and confirmation that sewer hookup will be allowed but not required at this time.

**Procedures for Soil Testing for an Addition:**

1. Select location minimum 75' from any well where additional leaching area could be added if necessary. Suggest you discuss the location with Chesprocott when sketch of addition is submitted; or you can also discuss depth of perc hole with sanitarian.
2. Dig a deep pit in that location with a backhoe – minimum 7' deep or to shallower bedrock. Approximately 5 feet from the pit, dig a perc hole 24" deep with a post hole digger – no more than 12" in diameter. Additional shallower or deeper percs may be required after the pit is examined. Fill this perc hole with 12" of water on the morning of the test or a minimum of 2 hours before Chesprocott Health District is scheduled to arrive. Provide a 5-gallon bucket of water for each perc test.
3. Once Chesprocott Health District has determined the percolation rate, the number of bedrooms, the pit data and the slope of the land, a decision will be made as to whether there is sufficient suitable area on the lot to install a septic system of the required size and specifications. An area is not suitable if there is less than 2' of naturally occurring soil over ledge, or less than 18" of naturally occurring soil over the water table or if the soil is impervious.

Chesprocott Health District will not necessarily require an addition to the septic system unless:

- A. The existing system is extremely undersized.
- B. The existing system is failing.
- C. The existing system must be moved to allow area for the building addition.
- D. If the addition results in greater than 50% increase of flows (ie. Converting a 3 bedroom to a 5 bedroom)



# Additions \* Renovations \* Detached Buildings \* Pools Request for Review

Address of Property: \_\_\_\_\_ Town: \_\_\_\_\_  
Contact name: \_\_\_\_\_ Cell# \_\_\_\_\_ Email: \_\_\_\_\_

### TYPE OF PROPOSAL (check where appropriate)

• **Building Conversion, Change in Use** :(describe): \_\_\_\_\_

• **Building Addition** (describe): \_\_\_\_\_

a.) Existing structure - Number of bedrooms in existing structure: \_\_\_\_\_

b.) Number of bedrooms after addition: \_\_\_\_\_

c.) Will the proposal change the building "footprint"?  Yes  No

d.) Commercial: current use \_\_\_\_\_ future use \_\_\_\_\_

• **Detached Structure**: • Barn; • Garage; • Gazebo; • Pool House; • Other

(describe): \_\_\_\_\_

Plumbing: • YES • NO

Heating:  YES  NO

• **Swimming pool** • In-ground • Above ground Deck provided • Yes • No

Type of filter system: \_\_\_\_\_ Filter backwash & pool water discharge to: \_\_\_\_\_

• **Building Teardown, Replacement** using existing foundation: \_\_\_\_\_ new foundation: \_\_\_\_\_

a.) Existing Structure square footage \_\_\_\_\_; # bedrooms in existing home \_\_\_\_\_

b.) Proposed structure square footage \_\_\_\_\_; # bedrooms in proposed home \_\_\_\_\_

**Please check:** • Full foundation • Frost Wall • Slab • Piers • Footing Drains

Distance of proposed structure to septic tank \_\_\_\_\_ ft. Leaching system \_\_\_\_\_ ft. Well \_\_\_\_\_ ft.

Size of existing septic tank: \_\_\_\_\_ gallons Type and size of existing leaching system: \_\_\_\_\_.

Septic System last pumped date: \_\_\_\_\_ Pumped by: \_\_\_\_\_

Any sewage backups, overflows or other problems noted with the existing septic system? Yes • No •

If yes, please describe \_\_\_\_\_

## **Provide a plan showing the location of the proposed structure relative to the septic system and well.**

I certify that I am the owner or the owner's contractual representative and that the information above is accurate to the best of my knowledge

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

(FOR OFFICE USE ONLY)

Soil Testing Required:  YES  NO Engineers Plan Required  YES  NO

APPROVED  DENIED

Sanitarian: \_\_\_\_\_ Date: \_\_\_\_\_