

**CHESPROCOTT HEALTH DISTRICT**  
1220 WATERBURY ROAD • CHESHIRE • CONNECTICUT  
PHONE (203) 272-2761 • FAX (203) 250-9412  
[www.chesprocott.org](http://www.chesprocott.org)

## What is B-100a?

### SUMMARY OF WHAT B-100a IS AND HOW IT IMPACTS A PROPERTY

#### **"B100a" - BUILDING CONVERSIONS AND ADDITIONS**

On August 3, 1998, Section 19-13-B100a of the Public Health Code became effective. This code pertains to Building Conversions/Changes in Use, Building Additions, Garages/Accessory Structures, Swimming Pools, Sewage Disposal Area Preservation on lots which are served by on-site subsurface sewage disposal systems. It replaced Section 19-13-B100 which was somewhat narrower in scope but similar in intent.

#### **PURPOSE OF "B100a"**

The purpose of this code is to require that a site assessment be made on those properties served by onsite sewage disposal facilities in order to ascertain whether further development of the property would jeopardize the ability of that property to properly treat sewage waste due to the fact that a code complying septic system could not be placed on the site. The intent is not to determine the present status of the existing leaching system, but to determine that if or, when the existing system fails a septic system can be installed on the property which will meet the needs of the proposed future use.

The previous "B100", which was in effective since October 25, 1976, also stipulated that no change of use or building addition shall be approved unless it was determined that the property could support a fully code complying septic system, except for the requirement to maintain a separate 100 percent reserve area. It has always been the position of the State Department of Public Health that a determination must be made based on soil conditions and the available area present on the property. If such information was not available, soil testing would be required to determine suitability. Unfortunately, enforcement of B100 across the state was not consistent and many health departments were not applying the code (especially when it came to soil testing) properly. The revised "B100a" now makes it very clear that testing information is required prior to approval for building conversions, additions and construction of accessory structures on the property. It must be understood that test information and the subsequent determination of a code complying area is required even if the proposed construction is for a none water use structure (request of a non-bedroom addition, detached garage or shed, deck, in-ground swimming pool, etc.). The key is that whenever a portion of the property will be lost (by virtue of the fact that a structure is being built which will reduce the area available for future septic system needs), a code complying area must be found, exclusive of the proposed construction area, prior to an approval being granted. If a code complying area cannot be found the proposed construction shall not be granted since approving such a structure would only make the property less conforming relative to the proper disposal of sewage wastes.



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## STEPS TO COMPLETE A B100a APPLICATION

Before Chesprocott Health District can approve an addition or conversion, or a garage, an accessory structure, or a swimming pool, to a house 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:

There is an adequate plot plan and soil data on file at Chesprocott.

1. If the addition is to have foundation drains, it must be located a minimum of 25' from the well and septic system.
2. If the addition will not have footing drains, it must be located a minimum of 10' from the septic tank. A deck or 3-season room with no full frost wall foundation can be located 5' from the septic system.
3. An above ground pool must be 10' from the septic system and well. An in ground pool must be 25' from the septic system and well
4. The plot plan must be reviewed to determine whether minimum leaching system spread requirements can be met.

### Situation B:

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

### Situation C:

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.

### Procedures for Soil Test

1. Select location minimum 75' from any well where additional leaching area could be added if necessary. Test holes should be located down gradient from your leach fields
2. Dig a deep pit in that location with a backhoe – minimum 8' deep or when bedrock is found. 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.

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.





## B100a Application – Request for Review

Street Number: \_\_\_\_\_ Street Name: \_\_\_\_\_ Town: \_\_\_\_\_

Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Owner Email address: \_\_\_\_\_

Contractor Name: \_\_\_\_\_ Cell#: \_\_\_\_\_

Contractor Email address: \_\_\_\_\_

**1. Provide a description of your request: (structure size, design, purpose or use)**

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**2. Answer the following questions:**

**1. WATER SYSTEM:** Property served by:  Private Well  Public Water {Water Company Name}: \_\_\_\_\_

**2. SEPTIC SYSTEM:** Property served by:  Septic System  Public Sewers. Are sewers available? **Yes / No / Unsure**

**For a Residential Property**

1. Number of Bedrooms: \_\_\_\_\_ After Addition: \_\_\_\_\_

2. Is this increasing habitable space: **Yes / No**

3. For shed, deck or barn. Are there frost walls? **Yes / No**

4. Will there be footing drains? **Yes / No**

**For a Commercial/other Property:**

1. Septic Design:  employees  Sq. Ft.  other

2. Square Ft. after addition: \_\_\_\_\_

3. Will there be footing drains? **Yes / No**

**This application must be submitted with a plot plan drawing (see back of page).**

**3. Attach a plot plan that includes:**

Shows the existing structures/building **and** the proposed addition/deck/pool/barn **with** setback distances

Shows the existing septic and water with setback distances

Demonstrates how and where a *code-complying septic system* will be placed

Number of Bedrooms (residential) or \_\_\_\_\_ Design flow factor

Provide Interior Floor plan for both before and after addition

*Chesprocott Health District assumes no responsibility for the present or future operation of the septic system or for any damage to the septic system caused by the new construction or any necessary testing.*

*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.*

Signature \_\_\_\_\_ Date \_\_\_\_\_



## B100a Application – Request for Review

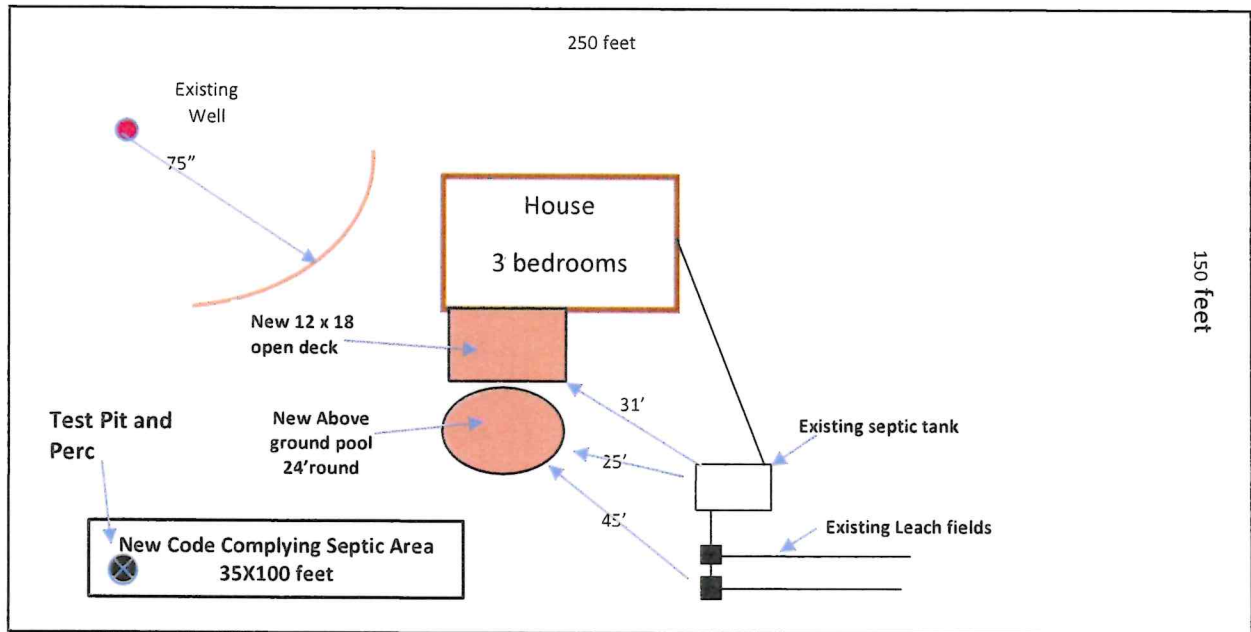
### Sample proposal and information

**Required separating distances:**

**From any part of existing  
Or replacement septic system**

**From Well**

• Building without footing drains – septic tank	10 feet	n/a
• Building without footing drains – leach fields	15 feet	n/a
• Building with full foundation & Footing drain	25 feet	25 feet
• Above ground pool	10 feet	n/a
• In-ground pool	25 feet	25 feet
• Accessory structure with foundation (no ftg drains)	10 feet	n/a
• Accessory Structure without foundation (note-structure without full frost protected footings)	5 feet	n/a



**Staff Review Only**

**Category per PHC 19-13B100a**

- 1. Building Conversion / Change in Use: (winterizing, + heat, Protect water line, change occupancy, change flows)
- 2. Building Addition
- 3. Garage (attached or detached) / accessory structure (open deck, shed, barn) / pools (above or below)
- 4. Lot line change

Has soil testing been completed? Yes / No

Does the structure meet setbacks? Yes / No

Has the owner demonstrated a code-complying septic system? Yes / No

Comments \_\_\_\_\_

\_\_\_\_\_**APPROVED** OR \_\_\_\_\_**DENIED** by (Sanitarian) \_\_\_\_\_ Date \_\_\_\_\_