



## City of Milford, Connecticut

- Founded 1639 -

### HEALTH DEPARTMENT

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### **Building Conversions, Additions and Accessory Structures**

Section 19-13-B100a of the Connecticut Public Health Code sets minimum standards for preserving subsurface sewage disposal areas on lots that are served by a septic system with no access to sanitary sewers. The intent is to regulate activities that might increase the amount of sewage discharged to a septic system and construction activities that could reduce the area available for replacement of the septic system.

Under this regulation any type of construction activity on a lot served by a septic system must be approved by the Milford Health Department prior to obtaining a permit from the building official. This includes the **construction of decks, sheds, swimming pools, barns and garages** as well as **increases in bedrooms or other living space**. **Changes-of-use** (Example: residential house being changed to a business facility) and **conversions** (Example: summer cottage converted to a year around home) must also be reviewed and approved.

A brief explanation of the impact of this regulation on construction activities is noted below.

- ◇ Additions of bedrooms, conversions, or changes-of-use that increase water usage can be permitted if there is sufficient room on the property to install a septic system in conformance with current Public Health Code requirements.
- ◇ Additions of living space can be permitted if there is sufficient area to install a septic system that represents 50% of the area required under current Public Health Code requirements and the addition does not reduce the amount of area available for a replacement septic system.
- ◇ Accessory structures such as barns, decks, sheds, swimming pools, etc. can be permitted providing that the accessory structure meets proper separating distances and does not reduce the septic system replacement area.

The determination of whether there is a suitable septic system area that meets the Public Health Code rests on analysis of soil data in our files (if it exists), neighboring wells, lakes and streams, inland-wetlands and other land features. **In cases where there are no records on the existing septic system it may be necessary to conduct soil testing before a decision can be made.** In many cases, a new septic system does not have to be installed unless there is a problem with the existing one. Simple applications can be processed in the office; others *may* involve a field inspection and site testing. Large additions or complicated site conditions may require evaluation by a Professional Engineer. Applicants are encouraged to contact the Milford Health Dept for specific information and an application before signing any construction contracts.

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