



## **Cecil County Health Department — Environmental Health Residential Additions, Outbuildings, Decks, and Pools**

The purpose of this information is to provide an understanding of the Health Department's building permit review process. Improper identification of whether a property is served by public utilities or onsite systems may significantly add to the processing time of your permit.

### **Properties served by an onsite well and/or an onsite septic system:**

**Building permits that involve co-review by the Health Department** will require a site visit by our office and review of pertinent records in order to determine if the proposed work will be in compliance with well and septic system regulations.

Submitting an accurate location diagram of the property with your building permit will expedite our processing time, avoiding the need for multiple site visits. Please show the dimensions of the proposed work, the existing well location, the existing septic tank, and the approximate location of the drainfields on your diagram.

Some factors and questions the Health Department considers in our building permit review process include:

### **The proposed location of the work in relation to the well and septic system**

- Please stake the proposed location of the work at the site (if outside of the original building footprint).
- If a foundation will be closer than 30 feet to a well, contact our office to see if a well variance can be granted.
- Is the proposed location within the designated sewage reserve area (SRA) or within 10 feet of the SRA? (For lots created after 1976, a 10,000 square foot SRA was required for the initial and repair systems). If it is, speak with the Health Department to see if the SRA can be adjusted.

### **The condition of the onsite sewage disposal system**

- Is there an existing sewage malfunction on the property (evidence of sewage discharge to the ground surface)? If there is, it will need to be corrected.
- Were any bedrooms added since the sewage system was installed without an upgrade to the sewage system?

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**Well construction and location**

- Type of well (drilled, dug/spring/bored, driven point) and well condition (damaged casing, missing cap, etc.) need to be verified.
- Is the well casing above grade, buried below grade, or located in a pit?
- Is the property north or south of I-95? (Different well to septic system setbacks apply.)
- Upgrades to the water supply/well may be required if deficiencies are found.

**Scope of work**

- Is living space being increased?
- Is the number of bedrooms greater than what the current system was designed to accommodate?
- Is this an addition to a seasonal dwelling?
- Based on the scope of work, valid percolation tests/soil evaluations may be required.

Please note that certain soil types may require wet season testing (typically February through April). Septic system upgrades may be required. If the property lies within the Critical Bay Area, please contact our office regarding additional sewage system requirements.

**Note:** If an occupancy permit is associated with the building permit, then water samples (bacteria, nitrates-nitrites, and turbidity) are required.

**Properties served by public water and/or public sewer:**

If a property is mapped by the Cecil County Master Water & Sewer plan as served by public water or sewer and the property is not connected, a connection may be required as a condition of the building permit. The Health Department verifies connection to public water and sewer with the utility.

**If you have any questions regarding the requirements of the Health Department or would like to discuss a proposal before a building permit is applied for, please call us at 410-996-5160.**

*Requirements as of 9/30/2015*

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**Healthy People. Healthy Community. Healthy Future.**

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ALCOHOL & DRUG RECOVERY CENTER . . . . .	410-996-5106	HEALTH PROMOTION . . . . .	410-996-5168
OFFICE OF EPIDEMIOLOGY & EMERGENCY PREPAREDNESS . . . . .	410-996-5113	SPECIAL POPULATIONS MENTAL HEALTH C.S.A. . . . .	410-996-5112
COMMUNITY HEALTH SERVICES . . . . .	410-996-5130	TTY USERS FOR DISABLED: MARYLAND RELAY . . . . .	800-201-7165
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