

16 January 2020

***If you are requesting a letter from the health department to CT Water providing approval for year round water service please read the following:***

Dwellings served by septic systems that are considered to be seasonal must be approved under CT Public Health Code 19-13-B100a in order to be approved for year round occupancy. CT Water Co. requires a letter of approval from the health department in order to provide year round water service to a dwelling.

Under 19-13-B100a, conversion from seasonal to year round is considered a “change in use” and the regulation requires that the property be evaluated to determine if it contains a code-complying septic area (see regulation excerpt printed below). This determination is based on soil testing information from the property, and the ability of the site to accommodate a septic system that meets all requirements of the CT Public Health Code, including proper separating distances to structures and property lines, and a minimum separation of 75 feet from any water well.

**How to File an Application:**

1. If your property has received approval for year round use in the past, please check your health department file at Old Lyme Town Hall for confirmation. Ledge Light Health District can provide this approval to the CT Water Co.
2. If your property is designated as seasonal, you must submit a 19-13-B100a application to Ledge Light Health District to request a review and determination of whether your property contains a code complying septic area. Please include all information requested on the application. If soil testing information does not exist for your property, you may be required to have this performed.
3. If you are submitting a B100a application, the fee can be paid by check accompanying the application, or online at LLHD.org (“Make a Payment”).

**General Guidelines:**

Every property is different and the character of the soil on properties can vary widely. Code complying areas are often NOT possible on very small properties, small properties with a well or a neighboring well, properties with shallow groundwater, and properties where the house and accessory structures cover most of the land.

As a general guideline, code complying areas cannot exist within 10ft of property lines and dwellings, within 5ft of sheds or garages, within 75ft of a well, and within 25ft of a drainage structure – other separation requirements exist but these are the most commonly needed . It is recommended that you take some measurements of your yard to help determine feasibility prior to submitting an application.

We are receiving many requests for information regarding the CT Water Company work and approval for year round water. Communication with us via email may be the most efficient way to get answers to questions not covered by this memo.

**Ledge Light Health District personnel covering Old Lyme:**

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**Connecticut Public Health Code 19-13-B100a (b):**

(b) **Building conversion, change in use.** If public sewers are not available, no building or part thereof shall be altered so as to enable its continuous occupancy by performing any building conversion, nor shall there be a change in use unless the local director of health has determined that after the conversion or change in use, a code-complying area exists on the lot for installation of a subsurface sewage disposal system. The determination by the local director of health of whether a code-complying area exists on the property shall be based upon analysis of existing soil data. If soil data is not available, the property owner shall perform soil testing. The property owner or the owner's authorized agent shall submit design plans or a sketch to demonstrate how the property contains a code-complying area that can accommodate a sewage disposal system. The local director of health may require expansion of the existing sewage disposal system or installation of a new sewage disposal system at the time of the change in use for those properties whenever the proposed change in use results in a more than 50% increase in the design flow.