

ORDINANCE REQUIREMENTS

The Ordinance adopts the Connecticut Public Health Code but is more restrictive than the Code in some respects. Engineers, installers and home owners should be aware of the requirements summarized below when planning modifications to Westbrook properties:

- **BEDROOM Definition:** Septic design flow is based on the number of bedrooms or potential bedrooms. The Ordinance defines a BEDROOM as any room other than a closet, kitchen, bathroom, living room, dining room, laundry room, stairwell or hallway. Alcoves with only three walls or a room accessed only through a bedroom are not considered bedrooms.
- **New Construction:** In addition to a plan prepared by a P.E., all new septic systems must have a RECORD DRAWING (AS-BUILT) and CERTIFICATION by the P.E. that the newly constructed system meets all the requirements of both the PHC and the Ordinance. This does not apply to repairs or upgrades to existing systems.
- **Repairs and Upgrades:** All repairs and upgrades to existing systems must be designed to meet as closely as possible the requirements of the PHC and Ordinance for a code-complying system.
- **Conversions (Winterizations):** These may be permitted only if:
 - A pumpout has been done within the last five years;
 - The system has not failed or malfunctioned within the last five years;
 - An existing system which does not meet the current requirements of the Public Health Code is brought up to code at time of conversion.
- **Building Renovation/Changes in Use:** These may be permitted only if:
 - A pumpout has been done within the last five years;
 - The system has not failed or malfunctioned within the last five years;
 - An existing system which does not meet the current requirements of the Public Health Code is brought up to code at time of renovation for all renovations resulting in a 50% or greater increase in design flow. If the renovation results in a less than 50% increase in design flow, and the plan includes a design for a code-complying area which is approved by the Health Department, a repair may not be required at time of renovation.
- **Building Additions:** These may be permitted if:
 - A pumpout has been done within the last five years;
 - The system has not failed or malfunctioned within the last five years;
 - In the case of a property on which a code-complying area cannot be demonstrated:
 - A replacement system shown on the plan provides a minimum of 50% of both the required effective leaching area and the MLSS;
 - No exception to the well separating distance is required;
 - The separating distances between the addition and the existing septic system comply with the PHC; and
 - The addition does not reduce the potential repair area.
- **Accessory Structures/ Pools:** These may be permitted if:
 - The potential repair area on the property is not reduced, even if the plan submitted cannot demonstrate a code-complying area;
 - The separating distances from the new structure to the existing septic system comply with the PHC.
- **Lot Line Changes/Sewage Disposal Area Preservation:** These may be permitted if:
 - The plan submitted demonstrates no reduction in the potential repair area for an existing septic system, and which does not violate the requirement that each septic system be located on the same lot as the building served; or
 - A code-complying area shown on the plan is approved by the Health Department.

These guidelines are meant to provide a quick reference to the Ordinance requirements. Please refer to the full text of the Ordinance for further clarification, or call the Westbrook Health Department at 860-399-3047 if you have questions regarding a specific application.