DANBURY DEPARTMENT OF HEALTH & HOUSING

Information needed for the permit process to build or add to a home. E

The permit review process can include many types of information, without this information the Department cannot determine if your proposed work will meet the code requirements. Please use this as a guide to help you prepare before submitting an application and **check with the Permit Center for other requirements from City Departments prior to submitting information for our review.** Be advised that other information or interpretation may be necessary before you're application is reviewed or approved. Thank you.

NEW HOMES

The property should be reviewed with a consultant familiar with the permit process for the City Of Danbury. Other approvals or permits may be needed by commissions prior to submitting an application for a septic system or grading.

SEPTIC SYSTEM - Good advice would be to have the septic system application include a plan from a licensed professional engineer that includes the information and fees required for review and approval. The application can be reviewed for approval and if approved the building plans will be reviewed. The approval for the septic system and the building plans must then be taken to the permit center to continue the application process.

GRADING PERMIT - A Grading Permit will be required to control sedimentation and erosion on the property prior to any site clearing or construction activity. Please refer to our Grading Permit application and submit the completed paper work (including EIC approvals) to the Department in advance of the project starting date to allow for the review process.

EXISTING HOMES

Additions to existing homes may need different information and it depends on the type of additions being planed, age of the home, the presence of a septic system reserve area, etc.

SEPTIC SYSTEM - Many homes constructed after 1985 should have a proper septic reserve area and might have a short review process if the addition meets the separation distances (see reverse) and the addition does not include a bedroom. If a home is older or does not have a proper reserve area a *Code Complying Area* might be required for any change of use, bedroom addition, or other work as required by the Department. Practical advise would be to have a conversation with a certified septic installer or licensed engineer and find out the condition of your septic system and if a *Code Complying Area will* be required prior to an application for a permit.

GRADING PERMIT - *A* Grading Permit will be required to control sedimentation and erosion on the property prior to any site clearing or construction activity. Please refer to our Grading Permit application and submit the completed paper work (including EIC approvals) to the Department in advance of the project starting date to allow for the review process.

Please note that As-Built Septic System Plans for homes are usually on file from the mid 1970's to the present. Any older homes with original septic systems will not have any information on file.

II. LOCATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS

The following minimum separating distances are required and shall be maintained between any part of a subsurface sewage disposal system which carries or treats sewage or septic tank effluent and the items listed below. ***Tables 2 through 2D list specific applications whereby certain type piping may encroach less than the distances stated below.***

TABLE NO. 1

ITEM	SEPARATING DISTANCE	SPECIAL PROVISIONS
A. Well, spring or domestic water suction pipe. **Required withdrawal rate** Under 10 gal. Per minute 10 to 50 gal. Per minute Over 50 gal. Per minute	 75 feet 150 feet 200 feet	**(1) Separation distance shall be doubled where the soil has a minimum percolation rate faster than one minute/inch and there is less than 8 feet between the bottom of the proposed leaching system and ledge rock. Doubling of the separation distance will be waived if a minimum of 4 feet of slower than one minute/inch naturally occurring soils are found between the bottom of the leaching system and ledge.** (2) Separation distance shall be increased as necessary to protect the sanitary quality of a public water supply well
B. Human habitation on adjacent property	15 feet	Building shall have no footing drains
C. Building served	15 feet	Building shall have no footing drains
D. Open watercourse	50 feet	When not located on a public water supply watershed, this distance shall be reduced as necessary to not less than 25 feet on lots in existence prior to the effective date of this regulation and thereafter recorded as required by statute
E. Public water supply reservoir	100 feet	
F. Surface or groundwater drain constructed of solid pipe	25 feet	Drains constructed of fight pipe with rubber gasketed joints or accepted equal (see Table 2-C) arc exempted from this requirement, except that no such drain shall be less than 5 feet from leaching system
G. Groundwater intercepting drains, footing or foundation drain located up gradient from sewage disposal system	25 feet	Tight pipes listed in Table 2-C are exempted from this requirement as long as the pipe is not backfilled with free draining material
H. **Any down gradient drainage system, installed to collect and redirect groundwater, such as,** loose or open jointed, perforated, slotted, or pervious pipe drains, **or piping backfilled with free draining material**, located down gradated from a sewage disposal system	50 feet	(1) No such drain shall be constructed down gradient from the leaching system on the same property for the purpose or collecting sewage effluent no matter what the separating distance. (2) The location of a septic tank/pump chamber/ grease trap may be reduced to a minimum of 25 feet if determined to be watertight (For concrete tanks in accordance with Sec. 9.2 of ASTM C-1227 specifications) See Section V (6).
I. Top of **cut or filled** embankment	10 feet	Down gradient all sides
J. Property Line	10 feet	
K. Potable water **and/or irrigation** lines which flow under pressure	10 feet	
L. Below ground swimming pool	25 feet	
M. Above ground swimming pool	10 feet	Includes Hot Tubs
N. Accessory structure	10 feet	Structure shall have no footing drains Structures without full wall frost protected footings may be reduced to a minimum of 5 feet