

HOW THE NEW TITLE 5 EFFECTS HOUSING ADDITION

Understanding the Code and Planning your Renovation Project

If you are planning an addition or renovations to your home, the project may be impacted by the requirements of the New Title 5. Below are answers to the questions most frequently asked by homeowners considering additions and renovations.

Is a septic inspection required?

A Title 5 on-site sewage disposal system inspection is required for any change in use or expansion if a building permit is needed and the change in use or expansion will result in increased flow to the system.

Any change in the footprint of a building will also require an inspection to determine the location of the system components unless "as-built" records are available.

Inspections are performed by D.E.P. certified system inspectors. The inspector required by the homeowner's building contractor. A list of inspectors can be obtained from the Board of Health Office.



2.) When are septic system upgrades required?

If your expansion or building addition will result in additional flow to the septic system, the system will need to be expanded and/or upgraded to accommodate the additional flow unless the expansion was planned for in the existing septic installation.

For residential properties, flow to the septic system is calculated by the number of bedrooms in the home. It is important to realize that the term "bedroom" also includes room that have the potential to be used as bedrooms by your family or another if the house is sold.

3.) How do you determine the number of bedrooms?

The New Title 5 defines "bedrooms" and established a standard formula for determining the number of bedrooms.

Bedroom - A room providing privacy, intended primarily for sleeping and consisting of all of the following:

- (a) floor space of no less than 70 square feet;
- (b) for new construction, a ceiling height of no less than 7'3" ;
- (c) for existing houses and for mobile homes, a ceiling height of no less than 7'0" ;
- (d) an electrical service and ventilation; and
- (e) at least one window.

Living rooms, dining rooms, kitchens, halls, bathrooms, unfinished cellars and unheated storage areas over garages are not considered bedrooms. Single family dwellings shall be presumed to have at least three bedrooms.

Formula - Where the total number of rooms for single family dwellings exceeds eight, not including bathrooms, hallways, unfinished cellars and unheated storage areas, the number of bedrooms presumed shall be calculated by dividing the total number of rooms by two than rounding down to the next lowest whole

How the Title 5 Effects House Addition

Deed Restrictions -

The applicant may design a system using design flows for a smaller number of bedrooms than are presumed in this definition by granting to the approving authority a deed restriction limiting the number of bedrooms to the smaller number.

4.) What are the setback requirements?

Title 5 also requires minimum setback distances from the house/addition foundation. These distances are as follows:

| | septic tank | leach area |
|-----------------|-------------|------------|
| foundation wall | 10 feet | 20 feet |
| slab foundation | 10 feet | 10 feet |

If a foundation drain is to be installed, the separtion distace increase to 25 feet.