

**CENTRAL DISTRICT HEALTH
Boise, Idaho**

Environmental Health & Emergency Preparedness Policy

Accessory Structure-Accessory Use Approval

Policy No: LD-06-03

General Information

When additions are proposed on homes which utilize on-site sewage disposal, Central District Health Department may verify that the on-site sewage disposal system is functioning properly and is adequately sized to accommodate the additional flows by requiring it be pumped by a permitted pumping company. CDHD will also verify that the location of the addition to the structure or proposed accessory structure will not cause the system to become out of compliance by encroaching on required separation distances from features of concern. This policy should be used to evaluate additions of a bedroom, accessory structures to the property, or extensions of the foundation of the dwelling. If the proposal is for the addition of two or more bedrooms, the client will need to make application for an on-site sewage disposal permit and the septic system and tank will need to be enlarged according to the requirements in the Rules for Individual/Subsurface Sewage Disposal.

Possible Scenarios

1.) The applicant proposes the addition of a bedroom without an addition to the building foundation and the addition of the bedroom is greater than the number of bedrooms for which the home was originally permitted.

The applicant will need to provide a site plan showing adequate room for a replacement drainfield sized at the proposed use. The applicant must provide a copy of a recent (within the last 12 months) pumping receipt. If the septic system appears to be functioning properly, the accessory use will be approved with the stipulation that when the system fails, it must be upgraded to meet current requirements. If the pumping receipt indicates the septic system is failing, the accessory use will be denied. The applicant must obtain a septic permit and the system will need to be sized for the proposed use.

2.) The applicant proposes an addition of a bedroom or other features that will require the enlargement of the foundation footprint.

The applicant will be required to submit a site plan showing the distance from the foundation extension to the tank and drainfield and that an adequate area for a replacement drainfield sized at the proposed use is available. CDHD will verify that the foundation meets required separation distances from the tank and drainfield. If they are increasing the number of bedrooms in the home from the original permit, the applicant must provide a recent (within the last 12 months) pumping receipt. If the system appears to be functioning properly, the foundation addition will not impact the drainfield or replacement area, and there is adequate room for a replacement area, the accessory use will be approved with the stipulation that when the system fails, it must be upgraded to meet current requirements.

Policy No: LD-06-06

If review of the information indicates that required separation distances from the tank and drainfield to the new foundation cannot be met, or the pumping receipt indicates that the septic system is failing, the accessory use will be denied.

The applicant will need to obtain a septic permit and the system will need to be sized for the proposed use. If it is determined that there will not be adequate area for the replacement area sized at the proposed use, then the accessory use must be denied.

3.) Application is received proposing to connect to an existing system which is no longer being utilized (i.e., house or trailer has been removed).

The applicant must provide a site plan showing all features of concern. CDHD will review their permit to verify the size of the system. The applicant must provide a recent (within the last 12 months) pumping receipt. The accessory use will be approved, if the pumping receipt indicates the system is functioning properly, all separation distances from features of concern can be met, and the system appears to be adequately sized for the proposed use. If the system does not appear to be adequately sized for the proposed use, the pumping receipt indicates failure, separation distances from features of concern cannot be met, or there is not adequate area for a replacement area, the accessory use will be denied.

4.) Application is received for an accessory structure or below ground pool on the property.

The applicant must provide a site plan showing the location of the proposed structure in relation to the on-site sewage disposal system and replacement area. If it is determined that the accessory structure will not impact the required separation distances from features of concern, the accessory use application will be approved. If it is determined that the structure will impact the required separation distances from features of concern, the applicant can provide a new site plan showing the proposed structure meets the required separation distances from features of concern or the application will be denied.

Approved By Bob Howard Date 8/10/07
Environmental Health Director

Approved By Sam R Date 8/10/07
Program Manager