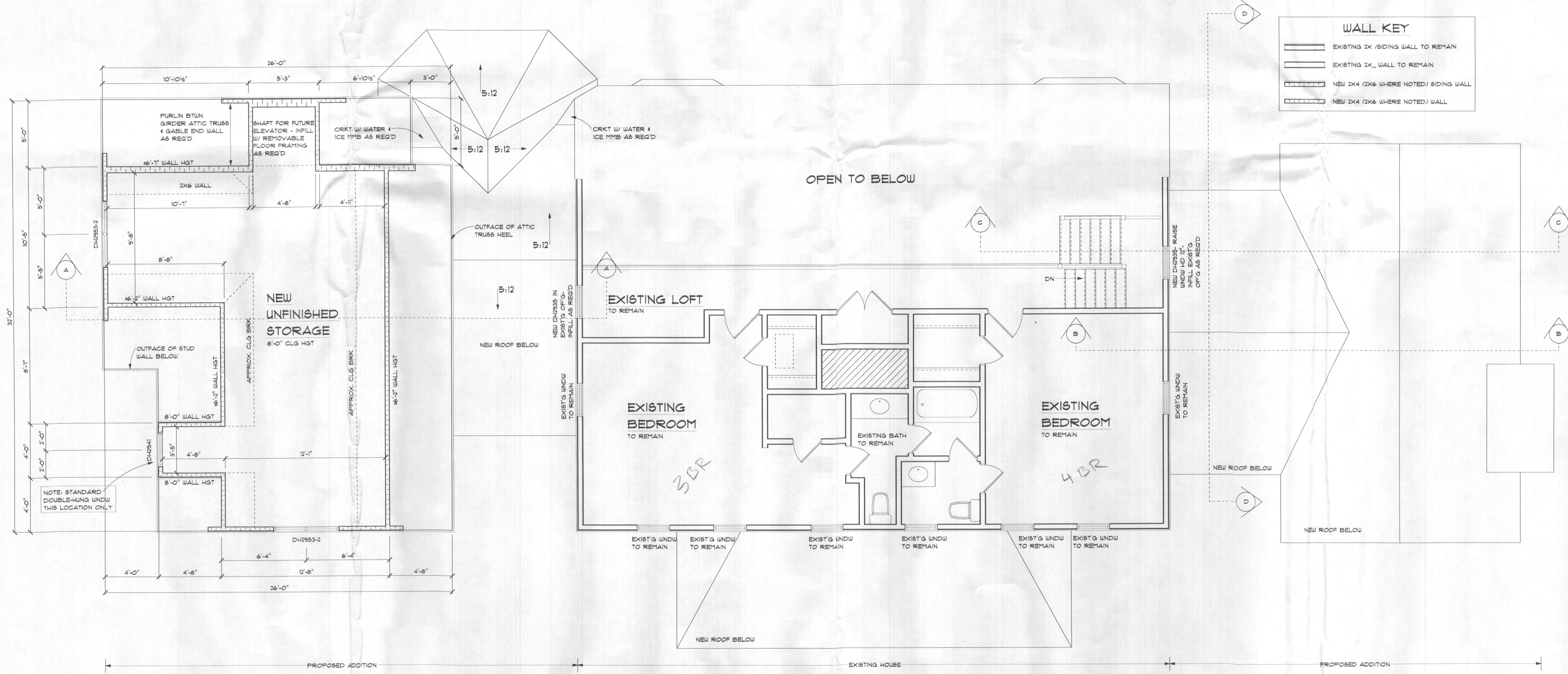


SECTION D



PROPOSED SECOND FLOOR PLAN

NOTE: NEW WINDOWS ARE COTTAGE STYLE T.M.E. U.O.N.

## Freemon, Robert

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**From:** Freemon, Robert  
**Sent:** Tuesday, November 22, 2016 10:27 AM  
**To:** 'md.monroe@gmail.com'  
**Cc:** 'tonygage30@gmail.com'; 'coveyconsulting@gmail.com'  
**Subject:** 12671 Lime Kiln Rd.  
**Attachments:** 12671 Lime Kiln Rd.pdf; HCHD BP Process.pdf; OSDS design plan requirements 11.21.16.pdf; Well & Septic SETBACKS.pdf; ENGINEERS Surveyors REV 6-28-02.doc

Hi,

I have attached my comments for the building permit B16004770 on 12671 Lime Kiln Rd. I have also attached additional information for your reference. If you have any questions email them to me.

*Robert Freemon*

*Howard County Health Department*

*8930 Stanford Blvd. Columbia, MD 21045*

*Well and Septic Program*

*Phone: 410-313-6357*

*Email: [rfreemon@howardcountymd.gov](mailto:rfreemon@howardcountymd.gov)*

*<https://www.howardcountymd.gov/Departments/Health/Environmental-Health/Well-and-Septic>*



## Bureau of Environmental Health

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Facebook: [www.facebook.com/hocohealth](https://www.facebook.com/hocohealth)

Twitter: [HowardCoHealthDep](https://twitter.com/HowardCoHealthDep)

Maura J. Rossman, M.D., Health Officer

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### MEMORANDUM

TO: Tom & Kim Monroe  
12671 Lime Kiln  
Fulton, MD 20759

FROM: Robert Freemon *RIF*  
Well & Septic Program

RE: 12671 Lime Kiln  
Fulton, MD 20759  
**"Before BP Approval"**

DATE: 11/22/16

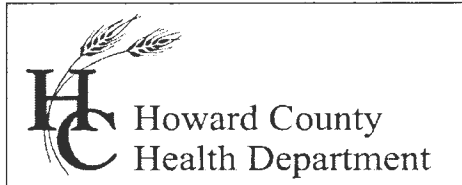
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I have reviewed the building permit for 12671 Lime Kiln Rd. and here are my comments.

- An on-site sewage disposal system upgrade is required. The existing septic system installed in 1968 was designed and sized to serve 2 bedrooms. The submitted floor plans of the existing house with the addition show a total of 4 bedrooms (1<sup>st</sup> Floor: Office, Relocated Bedroom; 2<sup>nd</sup> Floor: Existing Bedroom, Existing Bedroom) based on the Howard County Code definition of a bedroom (Sec. 3.801[b]). The floor plans also indicate the total square footage of the proposed house to be over 1,500sqft which requires a 1,500 gal septic tank (Sec. 3.810[b, 2]).
- A Residential Septic System permit will need to be applied for along with the fee of \$395 paid to the Director of Finance. A Septic System Site Plan will need to be created and approved by the Health Dept. See the attached design plan guidelines. Once approved we may issue the septic permit and the system must be installed and approved (with abandonment of the old system) prior to Health approval of the BP.

For reference, the following is the bedroom definition in Howard County Code Section 3.801(b):

- (1) Except as provided in paragraph (2) of this subsection, a bedroom is any space in the conditioned are of a dwelling unit or accessory structure that:
  - (i) Is 90 square feet or greater in size;
  - (ii) May be used as a private sleeping area; and
  - (iii) Has at least one window and one interior door.
- (2) If a home office, library, or similar room is proposed, it may not be a bedroom if there is no closet; and
  - (i) The room contains permanently built-in bookcases around the perimeter of the room, desks, and other features that encumber the room;
  - (ii) A minimum 4 foot-wide opening, without doors, into another room;
  - (iii) A half wall (4 foot maximum height) between the room and another room; or
  - (iv) The room is a first floor room or basement area that does not have direct access to full bathrooms or "roughed in" plumbing that would provide direct access to future full bathroom facilities.



## Building Permit Application Process and Requirements for Properties on Well and Septic Systems

### How long does an application review take?

- There is a 10 business day review period once a permit application is received from the Department of Inspections, Licenses and Permits (DILP). At that time, the application will be reviewed and notification will be sent to the homeowner (or contact) if any well or septic work will be required prior to application approval.

### What is required when I submit my application?

- Scaled site plans (engineer's scale) are required showing, at a minimum, well and septic locations, house location, addition location, and property boundaries. DILP requires plans no larger than 11" X 17," however if this size is not large enough to accommodate all the necessary requirements, a larger size may be acceptable.
- For additions including bedrooms, offices, libraries, pool houses, spaces above garages, finished basements or other similar rooms, floor plans are needed. Homeowners are required to submit floor plans directly to the Health Department upon submission of the building permit application to DILP. Include the application number and property address on the plans.

### What would hold up my application?

- Prior to the approval of a building permit application, the following may need to be completed:
  - a. A percolation certification plan
  - b. Percolation testing in order to establish a septic area or to confirm a septic area
  - c. Septic system upgrade
  - d. Well upgrade
  - e. Connection to public utilities

### Why do I have to do a percolation certification plan and/ or percolation testing?

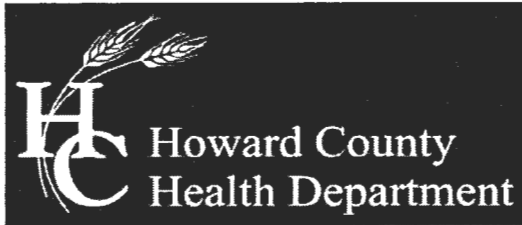
- Common reasons prompting a percolation certification plan and/or percolation testing:
  - a. Additions >250 ft<sup>2</sup>
  - b. Increase in one or more bedrooms (this may require a septic system upgrade)
  - c. Increase in living space
  - d. Garages/pool houses
  - e. Inadequate septic system (this would require a septic system upgrade)

### What is considered a bedroom?

- Any space in the conditioned area of a dwelling or accessory structure that is:
  - a. 90 ft<sup>2</sup> or greater
  - b. May be used as a private sleeping area
  - c. Has at least 1 window and 1 interior door
- If a home office, library, or similar room is proposed it may not be a bedroom if there is no closet and:
  - a. Has permanently built-in features that encumber the room (i.e. book cases, desks etc.)
  - b. A minimum 4 foot-wide opening without doors into another room
  - c. A half wall (4 foot maximum height) between the room into another room

**OR**

- The room is a first floor room or basement area that does not have direct access to full bathrooms or "roughed in" plumbing that would provide direct access to future full bathroom facilities



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**Maura J. Rossman, M.D., Health Officer**

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### **Onsite Sewage Disposal System Design Plan Requirements**

1. Title box with the following title, *Onsite Sewage Disposal System Design Plan*. The title box shall also include the street address, tax identification number, and subdivision name or property owner name(s).
2. The name, address, and telephone number of the owner, developer, and the person preparing the plan.
3. The date the plan was drawn, the plan scale (1:30 – 1:40), and a scaled vicinity map. Scales larger than 1:40 (examples 1:50, 1:100) require scale approval prior to plan submittal.
4. All property lines and dimensions.
5. Show all existing and proposed structures including stormwater management features.
6. All percolation test holes (pass or fail with corresponding test number or letter) and the approved sewage disposal area (SDA).
7. Field run topography at two-foot intervals. One-foot intervals are required for mound systems and systems with pipe depth less than two feet.
8. Illustrate the three (3) proposed well sites or 1500 sq. ft. well box with elliptical radius of 100 feet around each of the three (3) wells or the well box.
9. Illustrate streams, ponds, floodplains, 25% and greater slopes, and any other pertinent land features.
10. Illustrate the locations of all Onsite Sewage Disposal System (OSDS) components on the site Plan.
11. Include a cross section and details of all treatment tanks and pump tanks.
12. Include a profile drawing with all invert elevations necessary for installation.
13. Show the location of the initial absorption system and a replacement(s) with perforated pipe elevations.

14. The designing Professional Engineer or other qualified designer must sign the plan.
15. Low pressured dosed systems or other pumped systems must include pump station details including:
  - a. Total dynamic head calculations
  - b. Pump curve
  - c. Pump on, pump off, and alarm elevations
16. Low pressure dosed systems, including sand mounds and at-grade mounds must show all details necessary for installation of the lateral network and mound.

#### **Required Plan Notes**

1. Any change to the locations or depths to any components must be approved by the engineer and the Howard County Health Department prior to installation. A revised site plan may be required.
2. The maximum earth cover over the tank is 3 feet. Greater earth cover will require a heavy load bearing tank.
3. Electrical work for the installation must be performed by a licensed electrician.
4. The well (tag # \_\_\_\_\_) has been field located and is accurately shown.
5. All wells and septic systems located within 100' of the property boundaries and 200' down gradient of any wells and/or septic systems have been shown.

11/21/2016

- Email w/ attachments  
after initial review.

- BP Received  
Nov 9th