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Building Additions or Alterations for Properties Served By Septic Systems

Chapter 64E-6.001 of the Florida Administrative Code requires existing septic system inspections for residences served by septic systems when additions are made to an existing house or alterations to a property (such as a swimming pool or driveway may also require approval depending on septic system location). Anytime building area is added to an existing house served by a septic system this rule will apply. Examples of such an addition would be, but not limited to, adding a bedroom, den, office, enclosing a garage into a room, or enclosing a screen porch into a room (vinyl or glass windows).

You may apply for an existing septic system inspection at the Volusia County Health Department, Environmental Health Office located at 2752 Enterprise Road in Orange City. The office is located in the Enterprise Center (also in this plaza is a Volusia County Tag and Title Office). In addition to completing the application you must submit the following:

- To-scale site plan: indicate lot dimensions, house, driveway, sidewalk, easements, septic system, water meter, water line, wells or any other pertinent features. *A survey is not required provided the site plan is to-scale.*
- Floor plan of the addition
- Existing septic tank certification (pump out receipt)
- \$110 fee (unless septic system has received approval within 3 years: \$35 fee)

Examples of features that may not require an existing septic system inspection to construct would be a patio, screen porch, or sidewalk. However, it also may be required depending on the location of your septic system.

Why is this required for an addition? A septic system is designed for the structure not the family that it is currently serving. A septic system that is properly maintained may last approximately 20 years. On average, a family lives in a home for 5-7 years. Therefore, by making your home larger it becomes more appealing to a larger family when it is time to sell your home. A larger family may need a larger system.

Why may this be required for a swimming pool or driveway? Septic systems must not be subject to vehicular traffic and a swimming pool requires a setback from the septic system. By being subject to vehicular traffic the septic tank may collapse or the drainfield may be damaged and fail prematurely. In addition, there is a requirement for unobstructed area that is double the size of your drainfield to allow for future repair/expansion. This office has encountered such examples where circular driveways are installed that cover the drainfield area or swimming pools that were constructed that have removed a portion of the drainfield. These are violations of Chapter 64E-6 of the Florida Administrative Code.

It is important to know the location of the septic system prior to the alterations of your property. Therefore, if you do not know the location of your septic system it is recommended that you contact a registered septic contractor or the Volusia County Health Department, Orange City Environmental Health Office.

If you have any questions regarding these regulations please contact the Orange City Environmental Health Office at (386) 775-5289.

Please note that this is for informational purposes and not intended to be all inclusive for regulations pertaining to your property. If you are not sure whether an existing septic system inspection is required please contact this office to ensure a violation is not created on your property.

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