



Town of Dennis Standards of use for I/A Septic Systems and Ultraviolet Disinfection Units

New Construction (no existing dwelling)

1. Zone II only (no other ESA criteria on site)

- Shall meet 1 BR per 10,000 square feet
- I/A required to allow additional bedroom
- U/V may not be required

2. Groundwater within 6' of surface of ground (no other ESA criteria on site)

- SAS shall meet 5' separation to groundwater (4' with a variance)
- Shall meet 5 ppm Nitrogen Loading
- I/A recommended if groundwater separation and/or Nitrogen Loading cannot be met
- U/V may not be required

3. Wetland/watercourse/coastal dune within 100' of lot

- SAS shall meet 5' separation to groundwater (4' with a variance)
- Shall meet 5 ppm Nitrogen Loading
- I/A and U/V recommended if SAS will be within 200' of resource
- I/A and U/V recommended if groundwater separation and/or Nitrogen Loading cannot be met

Additions/Alteration (to an existing dwelling) in an ESA

1. All applications shall provide a septic system design plan that, at a minimum, meets the 1978 Code Title 5 requirements.

2. Zone II only (no other ESA criteria on site)

- **For additions increasing habitable space < 25% with no additional bedrooms**
 - I/A and U/V not recommended
- **For additions increasing habitable space > 25% with no additional bedrooms**
 - Shall have a passing Septic System Inspection Report within the last 2 years
 - Shall meet 5 ppm Nitrogen Loading
 - I/A recommended if Nitrogen Loading cannot be met
- **For additions adding bedrooms**
 - Shall have a passing Septic System Inspection Report within the last 2 years
 - Additional sewage flow cannot exceed approved capacity of the existing septic system; otherwise, new septic system required
 - Shall meet 1 BR per 10,000 square feet
 - I/A required to allow additional bedroom, if possible

3. Groundwater within 6' of surface of ground (no other ESA criteria on site)

- **For additions increasing habitable space < 25% with no additional bedrooms**
 - Shall have a passing Septic System report within the last 2 years
 - SAS shall meet 5' separation to groundwater (4' with a variance)
 - I/A recommended when groundwater separation is not met
 - U/V may not be required
- **For additions increasing habitable space > 25% with no additional bedrooms**
 - Shall have a passing Septic System Inspection Report within the last 2 years
 - SAS shall meet 5' separation to groundwater (4' with a variance)
 - Shall meet 5 ppm Nitrogen Loading
 - I/A recommended when groundwater separation and/or Nitrogen Loading is not met
 - U/V may not be required
- **For additions adding bedrooms**
 - If using the existing septic system, system shall meet current code requirements
 - Shall have a passing Septic System Inspection Report within the last 2 years
 - SAS shall meet 5' separation to groundwater (4' with a variance)
 - Shall meet 5 ppm Nitrogen Loading
 - I/A recommended when groundwater separation and/or Nitrogen Loading is not met
 - U/V may not be required

4. Wetland/watercourse/coastal dune within 100' of lot (may contain other ESA criteria as well)

- **For additions increasing habitable space < 25% with no additional bedrooms**
 - Shall have a passing Septic System Inspection Report within the last 2 years
 - SAS shall meet 5' separation to groundwater (4' with a variance)
 - SAS shall meet setback requirements to resource (less with a variance)
 - Shall meet 5 ppm Nitrogen Loading
 - I/A and U/V are recommended if groundwater separation, setbacks, and/or Nitrogen Loading are not met
- **For additions increasing habitable space > 25% with no additional bedrooms**
 - Shall have a passing Septic System Inspection Report within the last 2 years
 - SAS shall meet 5' separation to groundwater (4' with a variance)
 - SAS shall meet setback requirements to resource (less with a variance)
 - Shall meet 5 ppm Nitrogen Loading
 - I/A and U/V are recommended if groundwater separation, setbacks, and/or Nitrogen Loading are not met
- **For additions adding bedrooms**
 - If using existing septic system, system shall meet current code requirements
 - Shall have a passing Septic System Inspection Report within the last 2 years
 - SAS shall meet 5' separation to groundwater (4' with a variance)
 - SAS shall meet setback requirements to resource (less with a variance)
 - Shall 5 meet ppm Nitrogen Loading
 - I/A and U/V are recommended if groundwater separation, setbacks, and/or Nitrogen Loading are not met