

SUPPLEMENTS TO TITLE 5 –PLYMOUTH BOARD OF HEALTH  
26 COURT ST  
PLYMOUTH, MA 02360

**Regulation 1. Definitions**

1.1 The following abbreviation as used herein: SEC – the State Environmental Code.

1.2 The following definitions supplement and modifies those shown in SEC, Title V, Regulation 15.002.

- **Multiple dwelling.** As used in these regulations shall be as described and/or Defined in the Massachusetts State Building Code, Article 2, Section 201.0 – General Definitions.
- **Habitable Area.** Bedrooms (as defined by Title V) and other heated areas such as living rooms, dining rooms, bathrooms and kitchens are examples of such areas.
- **Dwelling or Dwelling Unit.** Means the room or group of rooms within a dwelling used or intended by use by one family or household for living, sleeping cooking and eating.
- **Shared System.** A septic system designed to address the disposal needs of multiple dwellings or dwelling units not held in common ownership. Multiple dwellings or dwelling units not held in common ownership, utilizing the same septic system on commonly owned land, does not constitute a shared system.
- **Major Addition.** Any addition to an existing structure which is no less than 70 square feet in floor space and no less than 7 feet in floor to ceiling height. The purpose of this regulation is to anticipate changes to unfinished areas that may be completed at a later date. Exceptions are any areas that do not increase the daily flow such as sheds, swimming pools, porches, room expansions or remodeling. Remodeling shall include but is not limited to the replacement of windows, doors, repair or maintenance of the existing structure to which there is no change to the room configuration.
- **Minor Additions.** Any extension to an existing structure or room that is less than 70 square feet in area. Minor additions shall include but are not limited to decks, mudrooms or the expansion of existing rooms with less than 70 square feet.

**Regulation 2. General Requirements**

1. Application for Disposal Works Construction Permit modifies and supplements SEC, Title V, Regulation 15.220.

A plan of the lot must be submitted by a registered professional engineer or registered sanitarian or other approved by the approving authority. Each application must be dated and stamped with the seal of the person responsible for the design and all field work involved, who must be one of the aforementioned. Any other pertinent information which the Board of Health must require.

2. Volume of Sanitary Sewage. (SEC Title V, Regulation 15.203). No Modifications to this section apply within the Town of Plymouth as of April 13, 2011. Please refer to SEC Title V Regulation 15.203 for all State Regulations and Minimum Design Flows.

3. It is the policy of this Board that substandard sewage disposal systems be eliminated wherever possible.

3.1 All cesspools or cesspits constitute an automatic failure when found to exist at the time of a disposal system inspection or when making major or minor changes to a structure that requires a building permit. An approved Title V inspection report is required for any major or minor additions to the structures serviced by an onsite septic system designed between 1962 and 1978 before the Health Department will sign off on a building permit for such additions. The Title V inspection report must show the location of all septic components, including a reserve area. No permanent structures are to be placed on a reserve area.

3.2 All cesspools and /or cesspits constitute an automatic failure when found to exist at the time a property is being sold or when there is a transfer of title.

#### 4. Variances from Local Rules & Regulations or Variances Requiring a Hearing

- a. Be requested in writing from the Board of Health
- b. Be approved by a majority vote of the Board of Health
- c. Be granted in writing by the Board of Health
- d. A copy must be maintained in the permanent files of the Board of Health
- e. Any variances so granted may be revoked, modified or suspended with just cause.

5. Distance NEW CONSTRUCTION ONLY: Refer to 310 CMR 15.000 The State Environmental Code, Title V, Section 15.211 – Minimum Setback Distances. The Town of Plymouth now follows strict Title V Code on New Construction distances. (Revised January 26, 2011)

6. Installer & Title V Inspectors: All Title 5 Inspectors must be licensed with the State of Massachusetts. The system inspector shall make reasonable and professional efforts to locate and inspect all system components. All seepage pits shall be located and inspected. Any cesspool acting as a pit to collect gray water, such as from a washing machine is not permitted. All untreated sewage must go through the septic tank and into a leaching facility in order to conform to the current Title V Regulations. It is recommended that a Title V inspection be conducted prior to placing the house on the market.

7. All septic tanks that are thirty (30) years or older must be replaced – IF - the leaching pit and/or trenches are found to be in failure at the time of inspection. All tanks must be a minimum of 1500 gallon when in need of replacement. Any tanks found to be older than thirty (30) years that are sound and have fully functional pits and/or trenches will be “grandfathered”.

8. Effective January 1<sup>st</sup>, 2024 - *As allowed under MGL c. 111, § 31*, the Board of Health of the Town of Plymouth hereby requires that owners and operators of all innovative/alternative sewage treatment technologies and all systems where the soil absorption system is designed for pressure distribution of effluent must report the results of all operation, maintenance, and monitoring activities to the Barnstable County Department of Health and Environment. Such reporting must be performed in the manner specified by Barnstable County Department of Health and Environment and must occur within 30 days after each maintenance or monitoring event.