



Larry L. Leitch, M.A., M.P.A.
Health Officer, Carroll County

Edwin F. Singer, L.E.H.S.
Director, Environmental Health, m

To: Environmental Health Staff and Other Interested Parties
 From: Leigh T. Broderick, Assistant Director, Environmental Programs *JTB*
 Through: Ed Singer, Director *EFS*
 Date: June 23, 2014
 Subject: Private Swimming Pool Building Permit Considerations

The Health Department must consider the impact of any proposed construction against the water supply and wastewater disposal needs of a property. In the case of proposed swimming pools on properties not served by public water and sewer, this means keeping the pool far enough away from any existing well or septic system to prevent it from adversely affecting either. It also cannot compromise area that might eventually be required for future replacement of the septic system. Activities associated with a pool that could impact wells or septic systems include excavation, compaction, and discharge of backwash.

On many properties, a sewage disposal area (SDA) adequate for an initial and replacement septic systems was delineated on a plan at the time the lot or parcel was created. In these cases, this area should be shown to scale on the building permit plot plan. The well and any visible components of the septic systems should also be shown. Including this information accurately on the plot plan will allow the applicant to select an acceptable location for the pool working around the setbacks listed below. It will also expedite the pool review process.

If the approved SDA interferes with the preferred location for a swimming pool but the existing septic system is not in the way, it may be possible to revise the SDA. To do so, a licensed land surveyor may submit a plan to the Health Department showing a new area. In many cases, additional percolation tests will be required. On older properties where an SDA has never been delineated, Health Department staff must make a judgment with regard to the availability of future septic repair area. Testing may be required in order to delineate an area.

The following setbacks apply to proposed swimming pools:

	In-ground Pool	Above ground pool
Sewage disposal area	20 feet	10 feet ¹
Tanks (septic, treatment/pump)	10 feet	
Trenches, Seepage pits, D. box	20 feet	
Sand mound, At-grade mound	25 feet from downslope, 20 feet from side and top slopes	
Well	20 feet from pool, 50 feet from backwash pit	

¹ It may be possible to place an above ground pool over an SDA provided its installation will require excavating no more than 12 inches into the existing grade and it is not located over existing shallow (≤ 2 feet of cover) trenches. Documentation to this effect must be provided as well as a statement signed by the owner that the pool will be moved if the area is needed for the installation of a septic system.