



Town of Halifax
Board of Health
Supplementary Rules and Regulations to the
State Environmental Code: Title V,
310 CMR 15.00

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TOWN OF HALIFAX

COMMONWEALTH OF MASSACHUSETTS

Board of Health

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Supplementary Rules and Regulations to the State Environmental Code: Title 5, 310 CMR 15,000

“Standard Requirements for the siting, construction, inspection, upgrade and expansion of on-site sewage treatment and disposal systems.”

1.06 Design Criteria

- (1) Tight tanks: alarms shall be hard-wired, on a separate, dedicated circuit.
 - (a) An electrical permit is to be pulled.
 - (b) The alarm is to be both audio and visual.
- (2) If the design of a septic system requires removal and replacement of unsuitable soils, the depth of the removal and replacement, to suitable pervious materials, will be noted on the plan.
- (3) Vents are required on all Soil Absorption Systems.
- (4) Charcoal filters must be installed on all Soil Absorption System vents.
- (5) Filters, Zabel or equivalent, must be installed in tank outlets of all systems.
- (6) Filter fabric, when called for, shall be placed over the entire Soil Absorption System, including the five-foot over-dig.
- (7) Electric junction boxes must be installed outside of the wet well of the pump chamber.
- (8) All pump chambers for single pump systems shall be equipped with three floats which operate in the following sequence:
 - i. pump off
 - ii. pump on
 - iii. alarm on
 1. These floats shall be able to be adjusted individually.

- (9) All new construction of multi-unit buildings, residential, commercial, or industrial, will be required to install a separate septic tank for each unit in the building.
- (10) Monolithic tanks will be required if tank sits in ground water or if tank is within:
 (a) 200 feet of surface water supply or tributary to a surface water supply,
 (b) 100 feet of bordering vegetated wetlands or wells.
- (11) Proposed retaining walls will be designed by a Mass. Registered Professional Engineer who will certify the structural integrity of said wall.
- (12) All proposed and As-Built plans shall indicate wells within 100 feet of system.
- (13) Soils of Special Concern
- (a) Any septic systems designed on “Soils of Special Concern” must have a minimum lot size of 80,000 square feet of contiguous uplands. This information will be indicated on the proposed septic plan and As-built plan.
- (b) A minimum of 27,000 square feet must remain open space and be protected by a deed restriction. This information will be indicated on the proposed septic plan and As-built plan.
- (c) The following set back requirements will apply to all septic systems built in “Soil of Special Concern”:

	Septic Tank	Soil Absorption System
Property Line	50	50
Surface Water (except wetlands)	200	200
Bordering Vegetated Wetlands	150	150
Surface Water Supply	400	400
Tributary to Surface Water Supply	200	200
Wetlands bordering Surface Water Supply or Tributary thereto	200	200
Certified Vernal Pools	100	100
Private Water Supply Well or Suction Line	400	400
Irrigation Well	50	100
Open, Surface or Subsurface Drains which Discharge to Surface Water Supplies or Tributaries thereto	200	200
Other Open, Surface or Subsurface Drains (excluding foundation drains) which intercept seasonal high groundwater table	50	100
Other Open, Surface or Subsurface Drains (excluding foundation drains)	25	50
Leaching Catch Basins and Drywells	25	50
Downhill Slopes (as described in 310 CMR 15.211 (1)[4])	N/A	30

- (d) The setbacks on a Mounded Septic Systems on “Soils of Special Concern” will be measured from the toe of the slope.
 - (e) A 50 foot buffer strip of naturally occurring vegetation must be left between the edge of any septic system on “Soils of Special Concern” and the property line if the system is within 100 feet of the property line. This buffer should not be altered in any way by such activities as but not limited to mowing, cutting or trimming. This buffer zone can be included in the 27,000 of open space required.
 - (f) All pressure dose and pump systems must be dosed at a rate of one application per day.
 - (g) All new construction and upgrade systems shall have at least a 5 foot separation from the bottom of the system and the seasonal high ground water level.
 - (h) All septic tanks shall be monolithic.
 - (i) All systems shall have a minimum of 2 inspection ports installed in the leaching area.
 - (j) No leaching fields will be allowed.
- (14) Repairs – Maximum Feasible Compliance on all proposed septic system repairs.
- (a) Goal of full compliance. Wherever feasible, a failed or nonconforming system shall be brought into full compliance with 310 CMR 15, Title V and the Halifax Supplementary Rules and Regulations to the State Environmental Code: Title 5, 310 CMR 15.000.
 - (b) When full compliance with the Halifax Supplementary Rules and Regulations to the State Environmental Code: Title 5, 310 CMR 15.000 is not feasible, the Halifax Board of Health can issue variances which allow the system to be repaired but still requiring the maximum feasible compliance possible at that site.
- (15) New Construction – Maximum Feasible Compliance on all proposed septic systems.
- (a) Goal is full compliance. Wherever feasible, a proposed system shall be in full compliance with the Halifax Supplementary Rules and Regulations to the State Environmental Code: Title 5, 310CMR 15.000.
 - (b) When full compliance with the Halifax Supplementary Rules and Regulations is not feasible, and when, in its opinion, the strict enforcement would do manifest injustice and does not jeopardize public health or environment, the Halifax Board of Health can issue a variances which allows the system to be installed.
 - i. When variances from the Halifax Supplementary Rules are issued, the maximum feasible compliance with the State Environmental Code: Title 5, 310CMR 15.000 must be met at that site.