



# Town of Darien

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## Health Department

Here's a question we frequently hear:

***"Is the existing septic tank large enough for a five bedroom home?"***

Homeowners and real estate agents frequently contact this office inquiring about the size or "capacity" of septic tanks with regards to bedrooms. The following is the policy of the Darien Health Department regarding existing septic tanks, leaching systems and the number of bedrooms:

- Regardless of the number of bedrooms in an existing home, the size of the existing septic tank (and leaching system) does not have to comply with current (2018) Code requirements unless the system is found to be failing and an upgrade or septic system repair is necessary. For existing properties, the policy is simple – "What's there, is there".
- There is no requirement in Connecticut (or Darien) that mandates upgrades to existing properly functioning septic systems to make them comply with current Codes.
- However, if modifications or additions are being made to the home, a complete site evaluation, including soil testing and a septic system design to demonstrate the suitability of the site to support a Code complying system will be required. Such testing and design will be required if you increase the number of bedrooms, add a bathroom, add a jacuzzi, or increase the building footprint. And ***complete system replacement will be required if the existing system is found to be in groundwater.***

Please contact this office if you have any questions or wish to discuss this matter further.