



## Construction Impact Review (Health Review) Application Fact Sheet Type 2 - Residential Additions and Alterations or Replacement Structures

### What is a Construction Impact Review?

A Construction Impact Review commonly referred to as a Health Review is a Department process to evaluate the impact of a proposed use, structure or other improvement on the private sewage disposal system and/or water well serving the property or adjacent properties. Examples include verification of the setback distances from sewage disposal or water well components to a construction project; and proposed uses or changes in use that could result in additional estimated sewage flows, increased strength of waste entering the private sewage disposal system, additions which may require the sewage disposal system and the water well to meet new construction standards or may change water quality monitoring requirements for water wells. There are typically 3 types of health reviews:

- Type 1 Setback Distance Confirmation Only: Limited to confirmation of lateral setback distances from private sewage disposal systems and/or water wells to proposed improvements.
- Type 2 Residential (single family home) Additions and Alterations or Replacement Structures: In addition to lateral setbacks, a type 2 requires additional review of proposed residential plans for building additions, replacement structures or interior remodeling plans and/or changes in use of a structure.
- Type 3 Non-Residential Additions and Alterations or Replacement Structures: In addition to lateral setbacks, a type 3 requires additional review of proposed non-residential plans for building additions, replacement structures or interior remodeling plans and/or changes in use of a structure.

### When is a Type 2 Health Review required?

A Type 2 Health Review is required for properties served by private sewage disposal systems or water wells when the Department or a local building authority determines any of the following:

- Proposed project may impact the private sewage disposal system or water well due to its location.
- Insufficient information (i.e. historical records) is available to determine the impact a project may have on the private sewage disposal system or water well.
- A proposed project may result in the private sewage disposal system and water well having to meet new construction standards as defined in the Public Health Ordinance for McHenry County. The following criteria is use for this purpose:
  - A new structure; or
  - When 50% or more of the habitable square footage of an existing structure is added; or
  - When additional bedrooms are added to an existing structure; or
  - When an addition to the structure will not meet required setback distances to water wells or the components of a private sewage disposal system; or
  - When there will be an increase in the estimated domestic sewage flows (non-residential); or
  - When a change in use will result in an anticipated increase in the strength of the domestic sewage entering the seepage system; or
  - When a non-potable well will be converted to a potable water well; or
  - When an existing water well will be converted to a high capacity water well; or
  - When additional pumping capacity will require modification to the water well (non-residential).
- An applicant is seeking an exemption to the new construction requirements for one of the following as allowed by the Public Health Ordinance for McHenry County:
  - Structure is destroyed by 50% or more of the existing habitable square footage by fire, wind, or water, or 50% or more of the existing habitable square footage is determined by a Licensed Architect or Structural Engineer to be unsound and provided no additional bedrooms are added.
  - Additions greater than 50% of the existing habitable square footage of the structure are being added or a replacement structure is proposed and provided no additional bedrooms are added.

### What are the Application Requirements?

Application requirements vary depending on the type of health review requested and the specifics of the proposal. Generally, the following information would be required for a Type 2 Health Review:

- Completed Health Review Application and fee. The current health review application and fee is available on the Department's webpage.
- A scaled site plan with dimensions depicting the following information:
  - Lot Dimensions
  - Location of all private sewage disposal system components and water wells on the property.
  - Location of neighboring water wells and/or sewage disposal systems, if the proposed project will impose a sewage disposal system or water well setback onto an adjacent property.
  - Location of existing and proposed structures with dimensions of proposed structures provided.
  - Location of proposed grading (i.e. filling or cutting of the existing grade).
  - Location of driveways or parking lots.
  - Location and type of any proposed storm water improvements.
  - Continued on page 2.



- Location and type of existing or proposed utilities including private utilities which are not typically marked by the underground utility locate services. Private underground utilities may include electric, gas or telecommunication lines installed beyond the utility company's meter, such as an underground utility line from a primary residence to an accessory structure like a shed or detached garage.
- Existing floor plans with rooms and dimensions labeled indicating the current layout of the structure or layout prior to any interior or exterior alterations under consideration.
- Proposed floor plans with rooms and dimensions labeled indicating any changes to be made to the existing structure.
- A summary of the calculation of the existing habitable square footage and proposed or new habitable square footage. Please note finished habitable square footage exceeding the existing habitable space would be considered new for the purpose of these reviews. Interior remodeling of existing habitable space is not considered under these reviews as new habitable space.
- When additions greater than 50% of the habitable square footage of the existing structure, or a replacement structure, and no new bedrooms are added; the private sewage disposal system and water well must be in acceptable condition, as confirmed by an evaluation provided by either an Illinois Licensed Engineer or Licensed Environmental Health Practitioner or a Licensed Water Well Installation Contractor (water wells only).
- When a structure is unsound or damaged by fire, wind or water greater than 50% a Licensed Architect or Structural Engineer shall issue a certificate as to the condition of the structure to the Health Authority.
- Written request for variance, if applicable.

### What are the applicant's responsibilities?

The applicant must ensure the following are marked (typically via flags, stakes or spray paint) for inspection on the property:

- Proposed structures/improvements.
- Water well and sewage disposal system components including tanks and the sewage disposal system seepage field or subsurface seepage component(s) on the property. Department staff may waive this requirement if complete historical records of the private sewage disposal system and water well are available. Department staff may be consulted at the time of application to determine if the private sewage disposal system and/or well will need to be marked prior to inspection.
- Location of any private utilities such as electric, water, cable, telecommunication or gas from main building to accessory structures, light poles, pools, barbecues, etc.

### How does the health review process work?

Upon receipt of the application and fee, the Department will contact the utility locate services to mark the underground utility mains on the property. Initial review of the application is typically completed in 5 business days and an onsite inspection will be scheduled when required, after the initial review has been completed. Lateral setback distances from private sewage disposal system components are usually confirmed by probing into the ground with a steel rod. After the onsite inspection a letter is sent to the applicant regarding the status of the review. The health review process usually takes 5 – 10 business days.

### How do I get a copy of my septic system and/or water well layout?

Historical permit records may be available at the McHenry County Department of Planning & Development, the Health Department or your municipality. Records related to health reviews, permitted repairs, alterations or installations of private sewage disposal systems and water wells on or after February 1, 2003, are available at the Division of Environmental Health. Typically, private sewage disposal system and water well historical location records are available on the Department's website or on the Department of Planning and Development's website. A request for records may be required through the Freedom of Information Act if records are unavailable directly from the website. Forms are available on the County's and Department's websites. Check with your municipality for municipal records.

### What if no historical records are available?

If a permit record is not available for your property, and the type and location of the private sewage disposal system components are unknown you may need to contact an Illinois Department of Public Health (IDPH) Licensed Private Sewage Installation Contractor or other qualified private sewage disposal system designer to locate and mark all wastewater treatment system components. If the type and location of the water well is unknown (buried wells) you may need to contact an IDPH licensed water well installation contractor to locate and mark the location of the water well. Lists of qualified private sewage disposal system designers and licensed well contractors are available on the Department's webpage.

### Can I request a variance from Ordinance requirements?

When Ordinance requirements cannot be met, the property owner may make a written request for a variance. Requests are reviewed specific to the onsite conditions. Variances of up to one-half of the required lateral separation distances from water service lines, accessory structures, dwellings, and above ground swimming pools to private sewage disposal system components may typically be granted for new construction.



**Minimum Lateral Setback Distances:**

Minimum setback distances are specified in Articles IV and V of the Public Health Ordinance for McHenry County to protect water wells and wastewater treatment systems from damage; to ensure access to those systems for maintenance and repair; and to prevent the creation of public health nuisances. Articles IV and V can be viewed in their entirety at the Department’s website. The following table provides a summary of the most common setback distances for consideration under a health review application.

Component/Part of System	Well or Suction Line from Pump to well	Water Supply Line Pressure	Habitable Building	Property Line	Curtain Drain	In-ground Pool	Accessory Structure/ Above Ground Pool	Fences	Decks and Patios
Building Sewer	50 (10 if sewer is cast iron, Sch. 40 PVC or SDR 26 PVC)	10 (may be closer if sewer is watertight Sch. 40 PVC or heavier)	N/A	N/A	10	25	N/A: Accessory Structures 5: Pool	No Encroachment	N/A
Septic Tank, ATU, Special Waste Tank	50	10	5	5	10	25	5	No Encroachment	See Note 2
Distribution or Drop Box	75	25	20	5	20	25	10	No Encroachment	No Encroachment
Subsurface Seepage System	75	25	20	5	20	25	10	No Encroachment	No Encroachment
Sand Filter	75	25	20	5	20	25	10	No Encroachment	No Encroachment
Privy	75	N/A	20	5	N/A	25	10	No Encroachment	N/A
Chemical Toilet	10	N/A	5	5	N/A	10	5	N/A	N/A
Seepage System (Class V)	200	25	20	5	20	25	10	No Encroachment	No Encroachment
Water Well	N/A	N/A	2 from overhang	N/A	10	N/A	2 from overhang	No Encroachment	Decks: 2' from overhang / Patios: N/A

Table Notes:

- All measurements are in feet.
- Decks shall be allowed over septic tanks, aeration devices and lift stations provided that access is maintained at each access point for maintenance and repair, and that the deck does not encroach upon the soil absorption or designated expansion areas. For decks greater than or equal to five (5) feet above the ground surface, the space below the deck will be considered the access. Patios shall be allowed over septic tanks, aeration devices and lift stations provided that free access to all of the portals is provided.

The Department’s health review process is to determine compliance with the Public Health Ordinance for McHenry County only. Please consult with the local building authority regarding any building, zoning and storm water requirements that may apply to your project. This information sheet is not a complete summary of all Ordinance requirements for McHenry County. The Public Health Ordinance is available on at the Department’s webpage. Please contact the Division of Environmental Health with any questions at 815-334-4585.