

Applying for a residential permit?

Stop, and count your bedrooms.

When applying for a residential building permit, the applicant should be aware of the potential for denial of a permit if the plan provides for a number of bedrooms in excess to the maximum number of bedrooms specified on the septic permit. This rule will be enforced on plans, pre and post framing, whether the room is being called or used as a bedroom or not.

It is a disservice to both the current permit applicant and the prospective future owners of the property to allow the construction of homes with more bedrooms than the permitted septic system is designed to accommodate. Either the septic system will need to be enlarged to accommodate a higher number of bedrooms or the building plans will need to be modified.

What is a bedroom?

Bedroom: A room designed for or used for sleeping. Or, a room or area of a dwelling that has a minimum floor area of 70 square feet, at least 7' wide in any direction, with its ingress/egress accessed from a living area or living area hallway, having a door frame, reasonable access to a full bathroom on the same floor, and/or has a closet. If it looks like a full-service (dimension, closet, access to bath) bedroom, is used as a full-service bedroom, or could logically be used as a full-service bedroom without interference, it counts as a bedroom.

Examples of what would be considered bedrooms and potential solutions:

A) Bonus room over the garage of a home with a closet and door frame. Solution: Modify the floorplan to remove casement to the entrance of the room or remove closet framing.

B) Bonus room in basement or over garage with a full bath and door frame. Solution: Modify the floorplan to remove casement to the entrance and convert the full bath to a half-bath.

C) An additional room with a closet and labeled as an office where the owner desires storage. Solution: modify the floorplan by removing the closet space and provide built-in cabinet style storage and counters.