Revised Ordinance for Conversion of Seasonal Dwellings to Year-Round Use

BE IT ORDAINED by the electors of the Town of Lebanon at a duly warned Town Meeting to be held on the 26th day of March 2018:

The Town of Lebanon Health and Building Departments have identified homes that were built or have been used as seasonal dwellings to be more particularly set forth in a Notice to be placed in the Lebanon Land Records. Owners of these properties who wish to convert to year-round use and occupancy shall prepare and file with the Town of Lebanon Land Use Department the Residential Conversion Application. Once a dwelling is approved for year-round use and occupancy the Town will file a Notice in the Land Records to that effect.

1) APPLICATION PROCESS. The application shall include the following:
   a) information on the existing active or abandoned septic system, water supply and heating system;
   b) location of any planned improvements to the dwelling and its water supply and sewage disposal system;
   c) requisite soils data which may require deep hole testing (test pits) which shall be conducted during the wet season (February through May) as defined in CT Public Health Code, unless determined otherwise by the Health Department;
   d) information on the location of all well or wells located on other properties within 75 feet of the boundaries of the lot and, if so, the name and address of the owner and general location of such well(s); and
   e) $150.00 application fee.

   All information presented in the application will be based on current available data.

2) HEALTH STANDARDS. The sewerage disposal system serving the proposed year-round use and occupancy of the dwelling must have the approval, in writing, of the Lebanon Director of Health and be in compliance with the CT Public Health Code Section 19-13-B100a, as amended.

3) BUILDING STANDARDS. The dwelling must have the approval, in writing, of the Lebanon Building Official and be in compliance with the following minimum standards established for year-round dwelling purposes:

   a) Structural
      i) Foundation elements display no evidence of pending or actual failure;
      ii) Visible exterior and interior framing elements appear in good condition and adequate for the intended loading;
      iii) Exterior walls and roof(s) display no evidence of excessive settlement or structural distress;
      iv) Building determined to be relatively weather-tight;
      v) At least one window suitable for egress exists in each bedroom area;
      vi) All entry areas deemed safe and clear; adequate railings provided; and
      vii) Light and ventilation minimum standards: 8% of floor area (4% operable) in each room, except lavatories.
   b) Electrical
      i) Service entry cable, meter housing, ground rod(s), and distribution panel are determined to be in safe and serviceable condition;
      ii) Electrical service capacity appears adequate for existing or planned loads;
      iii) Distribution panel and circuitry appear adequate for existing or planned loads;
      iv) Distribution panel indexed for individual circuits;
      v) Smoke detectors and carbon monoxide (if appropriate) detectors in place and operable;
      vi) Minimum of two (2) receptacles available in each room (excluding bathrooms); and
      vii) Ground fault circuit protection installed as a minimum on kitchen, bath and exterior receptacles.

This ordinance supersedes any prior ordinance pertaining to the conversion of Seasonal dwellings to year-round use. This ordinance will take effect Fifteen (15) days after publication in accordance with the General Statutes.