

Accessory Dwelling Unit (ADU) & Junior Accessory Dwelling Unit (JADU) Sewage Disposal Information Guide

Property is on SEWER: Contact Public Works

Property is on SEPTIC: Access your Septic Records or submit a Public Records Request.

- Septic System must accommodate the total number of bedrooms between the main residence and the ADU/JADU.
- Environmental Health (EH) may require a separate septic tank for the ADU. *Junior ADU (JADU) does not require its own tank provided the total number of bedrooms matches the required tank size.*
- In most cases, EH requires a 100% Septic Repair Area (Repair Area) for the septic system to accommodate the total number of bedrooms between the main residence and the ADU/JADU. A Repair Area is an area set aside for the future replacement of the septic system that is left as native soil and ensures that there is adequate space on the property for a new septic system when the existing system fails. All septic systems fail eventually. **Acceptable soils work must designate the 100% Repair Area and be done by a Qualified Septic Design Professional (Septic Consultant) with a complete Site Evaluation Report (SER).**
- Any Septic Permit that requires the installation of leach lines must have soils work completed after June 1998.
- Building Permit Site Plan for the ADU or JADU will need to match the Site Plan of any new or historic On-Site Soils Evaluations (OSSE) and/or Septic Permits.
- Any Septic Permit required below will need to be issued prior to EH approval of the Building Permit issuance.

Accessory Dwelling Units – ADUs

1. Existing Septic System accommodates less than the total number of bedrooms of main residence and ADU

Example: Septic System can accommodate 3 bedrooms. Existing Main Residence has 3 bedrooms with a proposed 1-bedroom ADU.

a. Add on to existing Septic System

- Soils work (perc and mantle or **On-Site Soils Evaluation (OSSE)**) is pre-June 1998 (not acceptable) → **OSSE Required**
 - ✓ OSSE is required to determine an area to add to the existing system (testing near the existing system) and for Repair Area for the total number of bedrooms.
 - ✓ Existing systems *may* need to be traced and inspected by a septic professional. Provide report to EH.
 - If possible to add on to the existing system:
 - ✓ Septic Modification Permit for septic tank and additional leach lines to add on to existing system. Requires current SER (valid 3 years) with complete septic design package.
 - If not possible to add on to the existing septic system:
 - ✓ Septic Permit for new septic system for ADU.
- Soils Work is after June 1998 (still acceptable with recertification by consultant)
 - ✓ Existing system *may* need to be traced and inspected by a Qualified Septic Professional. Provide Report to EH.

- If possible to add on the existing system AND have enough room for the repair area for the total number of bedrooms (contact a Septic Consultant – if the SER is older than 3 years, consultant will need to recertify and submit with a complete septic design package.)
 - ✓ Septic Modification Permit for Septic Tank (if applicable) and Additional Leach lines to add on to the existing system.
- If not possible to add on to the existing system or not enough room for additional leach lines and repair area.
 - ✓ New OSSE may be required.
 - ✓ Septic Permit for all new septic systems for ADU. Requires current SER (valid 3 years) with complete septic design package.

b. Install new septic system for ADU

- i. Soils work (perc and mantle / OSSE) is pre-June 1998 (not acceptable)
 - ✓ OSSE is required to determine area for new septic system for ADU and to determine repair area for total number of bedrooms between the Main Residence and ADU.
 - ✓ Apply for Septic Permit to install new Septic System for ADU. Requires current SER (valid 3 years) with complete septic design package.
- ii. Soils work is after June 1998 (still acceptable with recertification by consultant)
 - Contact a septic consultant – if Soils Work is older than 3 years, consultant will need to recertify.
 - ✓ Apply for Septic Permit to install new Septic System for ADU. Requires current SER (valid 3 years) with complete septic design package.

c. Remove bedroom(s) in Main Residence to accommodate Bedroom(s) in new ADU

- i. Soils work (perc and mantle / OSSE) is not acceptable (not a complete design) → OSSE Required
 - ✓ OSSE is required to determine Repair Area for total number of bedrooms between the Main Residence and ADU.
 - ✓ Septic Modification Permit may be required for Septic Tank for ADU to tie into existing system.
 - ✓ Building Permit for ADU must also include removing a bedroom(s) in the Main Residence. Include floorplans in Main Residence to confirm this. New repair area must be shown on Building Site Plan.
- ii. Soils work is acceptable (complete design) – *if soils work is more than 3 years old, Consultant will need to recertify.*
 - ✓ Septic Modification Permit for Septic Tank for ADU to tie into existing system.
 - ✓ Building Permit for ADU must also include removing a bedroom(s) in the Main Residence. Include floorplans in Main Residence to confirm this. Existing septic system and repair area must be shown on Building Site Plan.

2. Existing Septic System accommodates the total number of bedrooms between main residence and ADU

Example: Septic System can accommodate 4 bedrooms. Existing Main Residence has 3 bedrooms with proposed 1 bedroom ADU.

- a. Soils work (perc and mantle / OSSE) is not acceptable (not a complete design) → OSSE Required
 - ✓ OSSE is required to determine repair area for total number of bedrooms between the Main Residence and ADU.
 - ✓ Septic Modification Permit may be required for Septic Tank for ADU to tie into existing system.
- b. Soils work is acceptable (complete design) – *if soils work is more than 3 years old, Consultant will need to recertify.*
 - ✓ Septic Modification Permit may be required for Septic Tank for ADU to tie into existing system.

Junior Accessory Dwelling Units - JADU's

Junior ADUs (JADU) are required to be 500 sf or less and are converted from space within the footprint of the Main Residence or attached garage. They are supported by the existing utilities of the Main Residence and do not require a separate septic tank.

3. Existing Septic System accommodates less than the total number of bedrooms between main residence and JADU

Example: Septic System can accommodate 3 bedrooms. Existing Main Residence has 3 bedrooms with proposed 1 bedroom JADU (Total 4 bdrm).

a. Add on to existing Septic System

✓ **See (1)(a) – Exception: Septic Modification Permit for new Septic Tank is NOT required.**

b. Remove bedroom(s) in Main Residence to accommodate Bedroom(s) in new JADU

- No additional requirements assuming the existing system was permitted and is functioning.

4. Existing and Permitted Septic System accommodates the total number of bedrooms between main residence and JADU

Example: Septic System can accommodate 3 bedrooms. Existing Main Residence has 2 bedrooms with proposed 1 bedroom JADU.

- No additional requirements assuming the existing system was permitted and is functioning.

NOTE: ADUs also require an approved source of water. Requirements for private residential wells can be found here:
<https://www.nevadacountyca.gov/2139/Drinking-Water-Wells>