

Town of Truckee (TOT) Accessory Dwelling Unit (ADU) & Junior Accessory Dwelling Unit (JADU) Sewage Disposal Information Guide

If you plan to have an ADU or JADU added to your property, there are additional requirements if you are on a Septic System (private on-site sewage disposal) than if you are connected to public sewer. There are many small lots in Town of Truckee (TOT) limits that are on septic and it can make it difficult to add an ADU or JADU due to setbacks and site constraints. Please see below for information on how to proceed.

1. **Access your Septic Records or submit a Public Records Request for all available septic information.**
2. **Any Building Permit for an ADU or JADU requires Environmental Health (EH) to Review and Approve prior to the issuance of the Building Permit.** It is highly recommended that the owner or architect contact EH prior to moving forward with a project as many lots with septic are small and cannot accommodate an ADU with the current requirements. A [TOT Building Clearance Application](#) and a one-hour fee are required for EH to complete the review of the Building Permit.
3. **Basic septic requirements when adding an ADU or JADU to a property:**
 - Septic Systems are sized based on number of bedrooms it serves and must accommodate the total number of bedrooms between the main residence and the ADU/JADU.
 - An ADU may require a separate septic tank if connecting to the existing system. *AJADU does not require its own tank.*
 - An ADU can have its own septic system that is separate from the septic system for the primary residence.
 - 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. **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).**
 - An On-Site Soils Evaluation (perc and mantle or "OSSE") *may* be required to designate the Repair Area or to install a new septic system.
 - Stormwater Treatment Setbacks: Dripline conveyance channels, infiltration trenches, dry wells or anything that treats the stormwater runoff on-site has setbacks to the septic system, both tank and leach field. Please reach out to EH for specific setbacks.

EXAMPLES AND REQUIREMENTS

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 proposed 1 bedroom ADU.

a. Add on to existing Septic System

- i. Soils work (perc and mantle or **On-Site Soils Evaluation (OSSE)**) is pre-June 1998 (not acceptable) → **OSSE Required**
 - ✓ OSSE is required to determine area to add on to existing system (testing near existing system) and for Repair Area for the total number of bedrooms.
 - ✓ Existing system *may* need to be traced and inspected by a septic professional. Provide report to EH.
- o If possible to add on to existing system:
 - ✓ Septic Modification Permit for septic tank (if applicable) and additional leach lines to add on to existing system. Requires current SER (valid 3 years) with complete septic design package.
- o If not possible to add on to existing septic system:
 - ✓ Septic Permit for all new septic system for ADU.
- ii. Soils Work is after June 1998 (still acceptable)
 - ✓ Existing system *may* need to be traced and inspected by a Qualified Septic Professional. Provide Report to EH.
- o 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 SER is older than 3 years, consultant will need to recertify and submit with a complete septic design package.)
 - ✓ Septic Modification Permit Septic Tank (if applicable) and Additional Leach lines to add on to the existing system.
- o If not possible to add on to existing system or not enough room for additional leach lines and repair area.
 - ✓ New OSSE is required.
 - ✓ Septic Permit for all new septic system 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)
 - o 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 a 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 a 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 a 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 and 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 2 bedrooms with a proposed conversion of the garage to a one-bedroom JADU. ***Please note, JADU is at minimum one bedroom even if it is a studio.***

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

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

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

Example: Septic System can accommodate up to 3 bedrooms. Existing Main Residence has 3 bedrooms. Proposed plans include turning one existing bedroom into a JADU.

a. Soils work (perc and mantle / OSSE) is not acceptable (not a complete design) → OSSE Required

- ✓ OSSE is required to determine Repair Area.

b. Soils work is acceptable (complete design) – *if soils work is more than 3 years old, Consultant will need to recertify.*

- ✓ Building Permit for JADU must show existing Septic and Repair Area.

NOTE: ADUs and JADUs also require an approved source of water. Requirements for private residential wells can be found here:

<https://www.nevadacountyca.gov/2139/Drinking-Water-Wells>