



ACCESSORY DWELLING UNITS (ADU)

ENVIRONMENTAL HEALTH REQUIREMENTS

Accessory Dwelling Units (ADUs) must be served by an approved drinking water supply and an approved on-site septic system. If you are proposing to connect an ADU to an existing septic system, contact Thurston County Environmental Health at (360) 867-2673 or EH_Tech@co.thurston.wa.us to discuss options.

DRINKING WATER SUPPLIES

- An ADU may be connected to an existing single-family well if it can meet Certificate of Water Availability (COWA) requirements for a two-connection single-family water supply. COWA requirements can be found at https://www.co.thurston.wa.us/permitting/apps-forms/subapps/Res_subapps/COWA-Single-Fam-2-Party.pdf
- If an ADU is being connected to a water supply that has two or more existing connections, it will likely need to be approved as a public water supply. It is important to note that public water siting standards require wells to have a 100-foot sanitary control area that is free of any development and potential sources of contamination. Public water supply requirements can be found at <https://www.co.thurston.wa.us/health/ehdw/public.html>
- If an ADU is being connected to an existing public water supply, you will need to contact the water system owner, first. A Certification of Water Availability (COWA) will be required as part of the permit review process. COWA requirements can be found here: https://www.co.thurston.wa.us/permitting/apps-forms/subapps/Res_subapps/COWA-Public.pdf

WASTEWATER DISPOSAL

- The property must meet minimum land area requirements as outlined here: https://www.co.thurston.wa.us/health/ehadm/pdf/Article_IV_Int.pdf. A minimum of two or four acres is needed to support an ADU served by a two single-family well and on-site septic system.
- In most instances a new on-site septic system is needed to serve an ADU. Most existing septic systems were not designed and installed to accommodate a second residence.
- Any existing on-site septic system will need to be reviewed and approved for the addition of an ADU.
- To search for your on-site septic system records, please visit: <https://weblink.co.thurston.wa.us/dspublic/customsearch.aspx?searchname=search&cr=1>

04.02.21