



General information regarding
REPAIR of (no additional square footage)
and/or NEW / EXPANSIONS of / or ADDITIONS TO
Detached Accessory Structures – Non-Habitable Space
(typically garages, workshops, storage buildings, agricultural buildings, greenhouses)

When determining the placement of a project such as a detached accessory structure, it is critical that the septic system not be compromised in any way. Because a septic system needs periodic maintenance, cleaning and sometimes replacement, construction over or in close proximity to a system is prohibited.

What does County of Marin EHS require on all projects?

- Building plans must show septic tank, disposal field (leach lines), and water sources (wells and springs) on plot plan.
- Plans need to show parcel boundaries, existing structures & have a North arrow
- Maintain setbacks as noted.

	Setback to Septic Tank	Setback to Edge of Disposal Field	Setback to Well
Existing Detached Accessory Structure	3 – 5 ft.	3 – 5 ft.	5 ft.
New Detached Accessory Structure	5 ft.	10 ft.	5 ft.
Expansion of /or additions to Detached Accessory Structure	5 ft.	10 ft.	5 ft.
Sewer Lateral	-	-	50 ft.

- Provide documentation of system inspection, if required. (see below)
- No structures can be built over the disposal field (leach lines) or septic tank.
- Nonconforming tanks (redwood, steel) must be replaced under permit from EHS.
- A potential reserve area must be determined by a Qualified Professional or a Marin County REHS only, and shown on plot plan.
- Approval of a New and/or Expansion/Addition detached accessory structure will be based on availability of a replacement area for septic system
- Restroom additions to existing or new detached non-habitable space will require a septic inspection by a NAWT/QSP (National Association Waste Transporter/Qualified Service Providers) or Qualified Professional, with a rating of Satisfactory or better. Effluent filter and water proof risers will be required to be installed. (See separate hand out for [Septic System Performance Evaluation Guidelines](#) for inspection procedure.)
- Building permit cannot be approved until all documentation is received by EHS.

Class I or Class II - *No inspection of system is required.* Recommend system be pumped and inspected by an approved licensed septic pumper service.

Class III – *Septic system inspection and hydraulic load test are required* by an approved licensed septic pumper service or NAWT/QSP (National Association Waste Transporter /Qualified Service Providers) or a Qualified Professional. Recommend system have risers and effluent filters. Reserve area to be set aside if one is not shown on plans.

Class IV - *Require system to be documented and inspected by a NAWT/QSP or Qualified Professional. (Date of Inspection report will need to be within one year before date of building permit application)* The inspector's report must include a simple plot plan indicating the location of septic tank, sumps, disposal field, etc in relation to the residence(s) or other structures. Reserve area to be set aside if one is not shown on plans.

* If repair/replacement of system is needed a class I, Class II upgrade will be required.