



General information regarding
REPAIR or REMODEL OF EXISTING LEGAL DETACHED HABITABLE SPACE
NEW DETACHED HABITABLE SPACE OR ADDING ON TO
EXISTING DETACHED HABITABLE SPACE

ALL THE ABOVE BUILDING APPLICATIONS WILL BE SUBJECT
TO THE REMODEL & ADDITIONS POLICY

When determining the placement of a project such as a DETACHED HABITABLE space, it is critical that the septic system and water sources (wells and springs) 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 Structure	3 – 5 ft.	3 – 5 ft.	5 ft.
New Detached Structure	5 ft.	10 ft.	5 ft.
Expansion of /or additions to Detached Structure	5 ft.	10 ft.	5 ft.
Sewer Lateral	-	-	50 ft.

- Please consult the Remodel and Additions policy for the general requirements that apply to these home addition projects. Staff will provide you with a copy and can also assist you by answering any questions concerning our regulations and policies.
- An existing floor plan is required.
- Added space cannot be used as a bedroom or guest cottage unless the wastewater system is upgraded to Class 1 standards, which means that it complies with the current regulations for septic systems. There is one exception to this rule, which is that if an existing bedroom can be converted into a room other than a bedroom, i.e. a room that doesn't offer privacy because of a half-wall, arched doorway or similar features, and the total bedroom count does not increase as a result of the addition or remodel, then the detached space may be used as a bedroom.
- An addition of more than 500 square feet of gross floor area also requires a Class 1 system.
- Please note the square footage limitations in Section 204 of the septic system regulations, which specifies limits on your gross floor area according to the capacity of the septic system. A proposed remodel must stay within the limits specified in this section – which is reprinted on Page 8 of the Remodel & Additions Policy booklet.
- It is important to protect the septic system, its reserve area and water sources such as wells or springs. Setbacks to these features are required to facilitate periodic maintenance, cleaning or replacement of septic systems.
- We may ask you to record the purpose or intended use of the structure on the property deed. We can provide a form for this purpose.
- EHS Division makes a determination of the size of an addition in square feet.