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.

<table>
<thead>
<tr>
<th></th>
<th>Setback to Septic Tank</th>
<th>Setback to Edge of Disposal Field</th>
<th>Setback to Well</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Detached Structure</td>
<td>3 – 5 ft.</td>
<td>3 – 5 ft.</td>
<td>5 ft.</td>
</tr>
<tr>
<td>New Detached Structure</td>
<td>5 ft.</td>
<td>10 ft.</td>
<td>5 ft.</td>
</tr>
<tr>
<td>Expansion of/or additions to Detached Structure</td>
<td>5 ft.</td>
<td>10 ft.</td>
<td>5 ft.</td>
</tr>
<tr>
<td>Sewer Lateral</td>
<td>-</td>
<td>-</td>
<td>50 ft.</td>
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</tbody>
</table>

- 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 polices.
- 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.