



Union Sanitary District

What's Required for
ADUs?



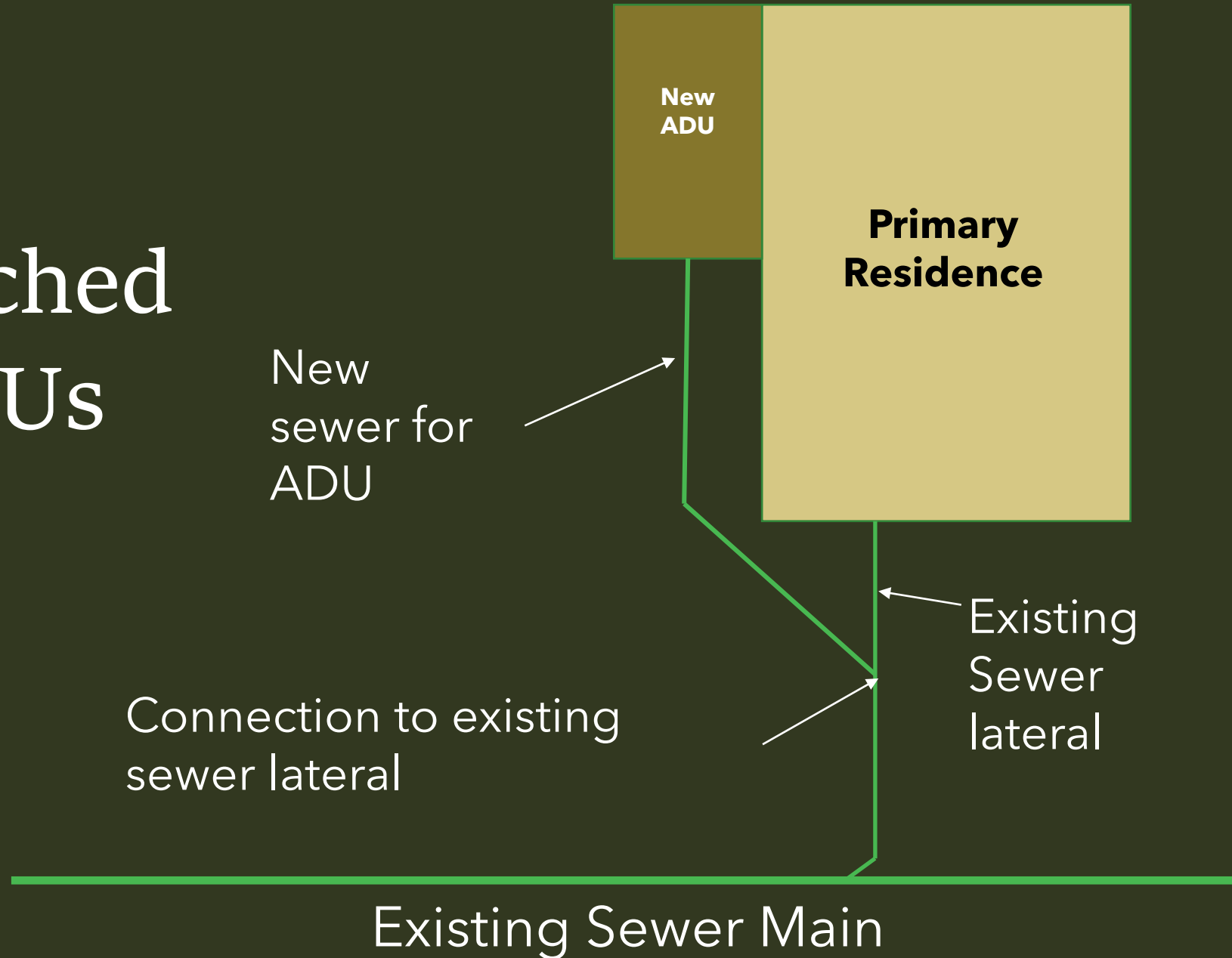
Ways to connect an ADU to USD's sewer system

**New
ADU**

Primary Residence

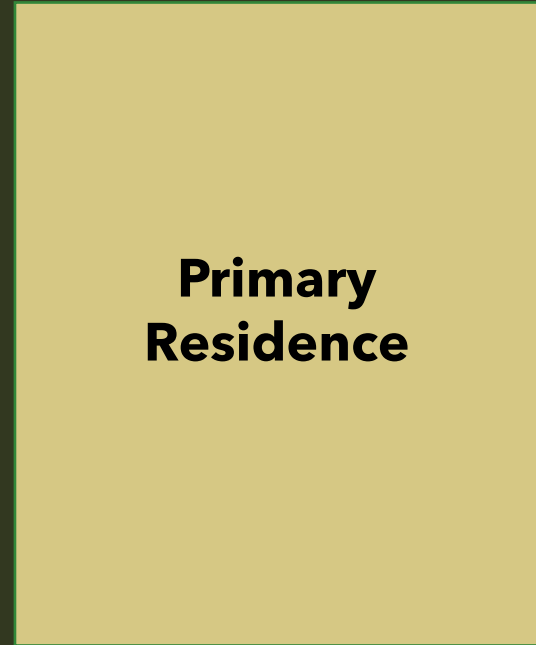


Attached ADUs





New
ADU



Primary
Residence

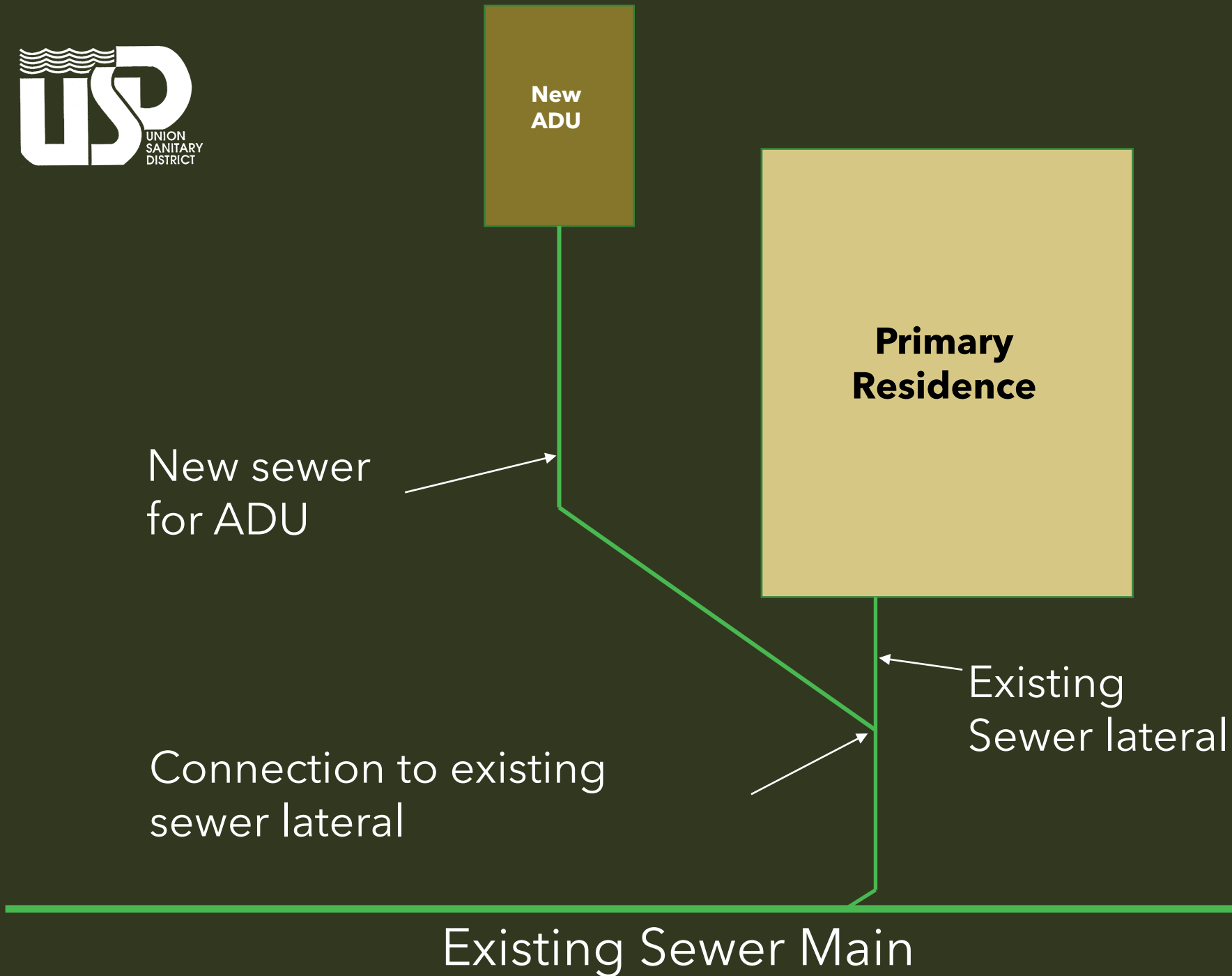
Detached
ADUs

New sewer
for ADU

Connection to existing
sewer lateral

Existing
Sewer lateral

Existing Sewer Main





Open Trench/Building Addition/Accessory Dwelling Unit Checklist

- **Prior to 1st Inspection**
 - Approved pipe material installed.
 - Schedule 40 ABS, PVC SDR 26, Schedule 40 PVC, PVC C900, Ductile Iron Pipe (Class 50 and 51)
 - NO CAST IRON
 - Size of pipe – Minimum 4"
 - Pipe couplings - Stainless steel shear band couplings with four clamps
 - Alignment requirements are followed.
 - Only one 45° bend is allowed without a cleanout. Any additional changes of direction greater than 22 ½° will require a cleanout. 90° bends, tees, or vertical drops are not allowed.
 - Cleanout requirements are followed.
 - A two-way cleanout to grade is required within 30" of the building. A standard one-way cleanout is also required at the property line if the distance from the building cleanout is 50' or greater. A cleanout is also required every 100' of pipe.
 - Concrete cleanout boxes are required on all clean outs (Metal lids required in traffic areas)
 - Cleanout boxes installed in walkways should have a concrete lid with the finger holes filled in with grout.
 - Cleanout box lids shall be marked with an "S" or "SEWER".
 - Sewer cleanout caps shall be screw type.
 - Connection to main sewers are correct.
 - Installation of new Wye will be performed by USD forces.
 - Where new wye installation is not feasible, connection may be made by means of a "Tap-Tite" fitting or pre-approved equal (contact your USD inspector for details).
 - Backflow prevention device is used (if required)
 - Required if floor elevation is 6" or less above the closest upstream manhole rim elevation.
 - Slope requirement is correct.
 - A minimum 2% slope is required.
 - Trench backfill and pipe cover requirements are followed.
 - Unpaved areas require minimum 6" of ¾" crushed rock under the pipe.
 - Sand may be used with inspector approval.
 - Paved areas require minimum 6" of ¾" crushed rock under and above the pipe.
 - If the lateral is less than 24" below grade, notify your inspector for additional requirements.
 - Trench backfill shall be compacted to the same degree of compaction as the adjacent ground (No jetting)
 - Test Wye installed at the lowest point on the lateral to hold the water/air.
- **1st Inspection – Please request all Inspections and Meetings 48 hours in advance**
 - Call the USD inspector listed on your permit to schedule inspections.
 - Schedule a pre-job meeting. Recommended to discuss USD specific requirements and to avoid costly rework.
 - Perform a water or air test for all new building connections.
 - Proper installation of ¾" crushed rock, pipe size and material, and cleanouts will be inspected at this time.
- **2nd Inspection– Please request all Inspections 48 hours in advance**
 - Final inspection scheduled to verify cleanout boxes are installed at all cleanouts.
 - Cleanout boxes must be brought up to grade. Cleanout risers must be cut down so that cleanout lid is flush with ground elevation.
- **Other**
 - ◆ If you are working in the City's right-of-way, a City encroachment permit may be required. Please contact the City for your permits and requirements.

Lateral Construction Assistance

Certificate of Fee Payment to USD/ACWD

CERTIFICATE OF FEE PAYMENT

COMPLETED BY THE OWNER/DEVELOPER

| | |
|--------------------------|-------|
| Property Owner Name: | Date: |
| Address of Owner: | |
| Email: | |
| Phone: | |
| Project Address or _____ | |
| APN number(s): _____ | |

COMPLETED BY ALAMEDA COUNTY WATER DISTRICT

| | | | |
|--|--|---|--|
| Capacity Fees for Accessory Dwelling Unit (ADU), effective May 1, 2022 thru April 30, 2023 | | | |
| Facilities Connection Charge (FCC) Amount* for Qualifying Accessory Unit** | | | |
| | <input type="checkbox"/> ADU served by same water service line as new home** | <input type="checkbox"/> ADU served by a new, separate water service line** | <input type="checkbox"/> ADU served by existing or remodeled home water service line |
| Incremental Cost Portion: | \$4,578.00 | \$5,451.00 | \$0.00 |
| Equity Buy-in Portion: | <u>\$2,547.00</u> | <u>\$3,105.00</u> | <u>\$0.00</u> |
| Comprehensive FCC: | \$7,125.00 | \$8,556.00 | \$0.00 |
| Receipt No. | ACWD Stamp | | |
| Authorized By: | | | |
| Date: | | | |

* Fee amounts change periodically; please contact Alameda County Water District Engineering Department to verify current fee amounts.

** Capacity fees will be assessed to new accessory dwelling units, constructed along with a new single-family residential unit on the same lot served from the same water service, or when a separate new water service is installed to serve the accessory dwelling unit.

COMPLETED BY UNION SANITARY DISTRICT

| | |
|---|-----------------------|
| The Capacity Fee for an Accessory Dwelling Unit*, Effective August 1, 2021 thru July 31, 2022 | |
| One-time Capacity Fee: \$4.72/SF of ADU | X _____ SF = \$ _____ |
| An annual Sewer Service Charge** of \$432.63 will be included on your property tax bill for FY 2022 | |
| Receipt No. | USD Stamp |
| Authorized By: | |
| Date: | |

* Applies to detached ADUs or ADUs that expand a primary residence in excess of 150 square feet. No Capacity Fee shall be levied on ADUs within the living area of an existing single-family home or ADUs that do not expand the existing residential structure by more than 150 square feet.

** Sewer Service Charge will increase to \$467.24 on July 1, 2022. Please contact USD at (510) 477-7500 or email us at Permits@UnionSanitary.ca.gov if any questions.

[About Us](#)[Residents](#)[Businesses](#)[Permits & Fees](#)[Rates](#)[Meetings](#)[How do I?](#)[Contact](#)[Home](#) | [Permits & Fees](#) | [Permit Information](#) | [Accessory Dwelling Unit \(ADU\)](#)

Accessory Dwelling Units (ADUs)

A site plan submittal is required when applying for a permit involving an ADU.

Upon payment of all fees and evidence of a city building permit, a sewer permit may be issued to the party contracted to do the underground construction.

After obtaining a permit, call 24 hours before beginning sewer construction to schedule an inspection.

[Accessory Dwelling Unit Application](#)[Homeowner Information Brochure](#)[Permit Application](#)[Lateral Installation Guide](#)


Permit Fees and Deposit:

| | |
|--|-----------------|
| Permit Fee | \$50.00 |
| Inspection Fees: | |
| - Property Line to Building | \$150.00 |
| - Main to Property Line (unless previously existing/inspected) | \$150.00 |
| Subtotal | \$350.00 |
| Deposit (refundable after acceptance) | \$500.00 |
| Total Fees and Deposit: | \$850.00 |

The Capacity Fee for Accessory Dwelling Units is \$4.72 per square foot (effective 8/1/2021 through 7/31/2022)

USD Permit and Fees

ADU Application

**ACCESSORY DWELLING UNIT
APPLICATION**

PROJECT INFORMATION

Date Submitted

Parcel AddressCityZIP

ADU Street AddressAPN

Owner NamePhone

Owner Mail AddressCityState

Owner EmailZIP

Contractor/Contact Co.License No.

Contact NamePhone

Contact AddressCityState

Contact EmailZIP

City Building Permit No.Date Issued

ACCESSORY DWELLING UNIT INFORMATION

ADU Floor Area (SF):☐ Detached☐ Attached

Detailed Description of Project:

SUBMITTAL REQUIREMENTS

- Site Plan showing existing structures, ADU, existing and new sanitary sewer piping.☐ Reviewer confirms submittal.

NOTE: ANY SANITARY SEWER WORK OUTSIDE OF A STRUCTURE REQUIRES A SEWER LATERAL PERMIT (a Sewer Lateral Permit Application, separate from this application, will need to be submitted).



Permit

5072 Benson Road, Union City, CA 94587
(510) 477-7500

Project ID: [REDACTED]
Created: 4/12/2022
Type: Secondary Unit

Name: Connect New Detached ADU
Description: Connect New Detached 411sf ADU - permit and cap fees required
Location: [REDACTED]
City: Newark

Tract #
Ord # 34 or 35
BB #
APN #

Issued by: Brian Pambuan

Issued on: 5/10/2022 10:13:20 AM

Permit Holder

[REDACTED] Construction
[REDACTED]
San Leandro, CA 94577
[REDACTED]

Inspection

Inspector: John Hwang
[REDACTED]
Date: 5/11/2022
Time: 11:00 AM

Comments

Connect New Detached 411sf ADU

Deposit Paid: \$500.00

This deposit is NOT a permit or inspection fee and is refundable after the work is accepted by Union Sanitary District.

CONTRACTOR'S AGREEMENT:

All sanitary sewer construction shall be in accordance with the latest revision of the Ordinances, Standard Sewer Construction Specifications and Details of the Union Sanitary District, and the Occupational Safety and Health Administration (OSHA). Per OSHA Title 8 Section 341, you must hold an Annual or Project Permit for the construction of trenches or excavations 5 feet or deeper into which any person is required to descend. Note: "Descend" means to enter any part of the trench or excavation once the excavation has attained a depth of 5 feet or more.

INDEMNITY AND HOLD HARMLESS:

All sanitary sewer construction work shall comply with applicable Ordinances, Standards, and Specifications of the Union Sanitary District (the "District"). The Permit Holder is solely and unconditionally responsible for the construction undertaken and the improvements constructed pursuant to this Permit. In consideration of issuance of this Permit, the Permit Holder agrees to indemnify, defend and hold the District and its officers, directors, partners, agents, representatives, consultants, subconsultants, contractors, subcontractors, and employees harmless from and against any and all claims, liens, demands, liabilities, causes of action, judgments, costs, damages, suits, losses, and expenses, or any combination thereof, including reasonable attorneys' fees and costs, of any nature, kind, or description, including without limitation, property damage, and personal injury, including death, arising out of or in connection with this Permit, any of the work undertaken pursuant to this Permit or the improvements constructed pursuant to this Permit, except to the extent of the District's gross negligence or willful misconduct. This indemnity and hold harmless shall survive termination or expiration of this Permit.

DATE: _____

SIGNATURE: _____

PRINT NAME: _____

USD Permit Requirements:

- Completed ADU Application
- Site plan showing proposed sewer connection
- Pay Fees (Permit, Inspection)
- Permitholder Deposit (recommend from Contractor)
- Contractor Insurance
- Schedule Inspection
- Pre-Job Consultation, First Inspection, Final Inspection



Questions?

Permits@unionsanitary.ca.gov
or by phone at (510)477-7500