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 Director, Environmental Health

To: Environmental Health Staff and Other Interested Parties
 From: Leigh T. Broderick, Assistant Director, Environmental Programs *LB*
 Through: Edwin F. Singer, Director *EFS*
 Date: February 4, 2015
 Subject: Attached accessory dwelling units/Apartments

This policy supersedes the previous policy dated November 22, 2011

Sewage Disposal Area (SDA)

Based on a review of regulatory changes to the Code of Maryland Septic Regulations (COMAR 26.04.02), the chart below summarizes the Health Department criteria for the approval of an attached accessory dwelling unit based on the timing and circumstances of a parcel's approval:

		Recordation Date	SDA Required at Time of Recordation/Approval	SDA Required for HD Approval of Building Permit	
				for Initial Dwelling Unit	for Each Additional Dwelling Unit
Recorded with Health Department approval?	Yes	On or before 11/17/1985	No minimum SDA size	Adequate SDA for initial and one replacement system	Min. 10,000 sq. ft. SDA adequate for initial and two replacement systems
			10,000 sq. ft. SDA	Min. 10,000 sq. ft. SDA adequate for initial and <u>one</u> replacement system	
		On or after 11/18/1985	Min. 10,000 sq. ft. SDA adequate for initial and two replacement systems	Min. 10,000 sq. ft. SDA adequate for initial and <u>two</u> replacement systems	
	No	On or before 11/17/1985	N/A	Adequate SDA for initial and one replacement system	
On or after 11/18/1985		N/A	Min. 10,000 sq. ft. SDA adequate for initial and two replacement systems		

Septic System Size

Also, based on regulatory changes, the minimum design flow per dwelling unit is 300 gallons per day. This means that one or two bedroom attached accessory dwelling units would both be sized the same, the equivalent of half of a four bedroom system using the Health Department Sizing Chart.

Well Yield Requirements

Well must meet the minimum domestic yield requirements of the COMAR Well Construction regulations and must be adequate to support all existing and proposed uses.