

Onsite Wastewater Treatment System Sizing for Accessory Dwelling Units

After clarification from CDPHE, the intent of the regulation is for a new house (meaning the main house) to be sized for a minimum of 2 bedrooms and an accessory dwelling unit (ADU) (even though it's a dwelling) can fall under the auxiliary building section and can be sized for 1 bedroom/2 people/150 GPD. BCPH will be adhering to this sizing for ADUs unless there is a change to regulation or policy.

- ADU = guest house, guest cottage, studio with bedroom, mother-in-law suite, etc.
- This includes any unit that has its own stove, shower/bath such as basements, apartments over garage, etc.

Table 6-1: Sizing residential dwellings

For one house:

- Sizing per bedroom is 150 GPD (2 people) for the first 3 bedrooms, then 75 GPD (1 person) for each addition bedroom

For an ADU:

- A new or existing ADU must be sized for a minimum of 1 bedroom/2 people at 150 GPD
- ADU is not to be used as an additional bedroom to the main dwelling for sizing
- Any structure that includes a stove and/or a shower/tub is considered an ADU

Sizing example:

4-bedroom main house and a new 1-bedroom ADU would be sized for 525 GPD for the main house (150 GPD for first 3 bedrooms and 75 GPD for the 4th bedroom) plus an additional 150 GPD for the 1-bedroom ADU for a total of 675 GPD

