

Accessory Dwelling Unit

ADU Permitting

Where are you located?

Raleigh

- Approval by Raleigh that an ADU can be permitted at that location.
 - [Raleigh Permit Application](#)

Merger Town

- Approval by Merger Town that an ADU can be permitted in the Merger Town at that location.
 - [Garner;](#)
 - [Knightdale;](#)
 - [Rolesville;](#)
 - [Wake Forest;](#)
 - [Wendell](#)
 - [Zebulon](#)

Two Permitting Options for ADU

Option 1

Note:

- A statement from the owner that the ADU will be built solely as Not For Rent is required prior to the issuance of permits. That statement will become part of the permanent record for the project. Please refer to NC General Statute §87-1 for further details on the Owner Exemption qualifications.
- The tenant and landlord have agreed in the lease, that the cost of the electric service or natural gas service or both (including Public Utilities) shall be included in the rental payments, and the service shall be in the name of the landlord. (1977, c. 792, s. 9; 2007-98, s. 1; 2011-252, s. 5; 2013-168, s. 1; 2021-23, s. 27(c).)
- **Permits needed:**
 - a. Plumbily permit. All work is done from the meter box to ADU
 - b. Documents noted above
- See option one details below.

Option 2

Note:

- Utility Contractor must install all water and sewer taps for ADU
- **Permits Needed:**
 - a. Utility Permit to install taps
 - a. Plumbing permit. All work is done from the meter box to ADU
- See option two details below.

Proposed alternate Option 1 (include drawings).

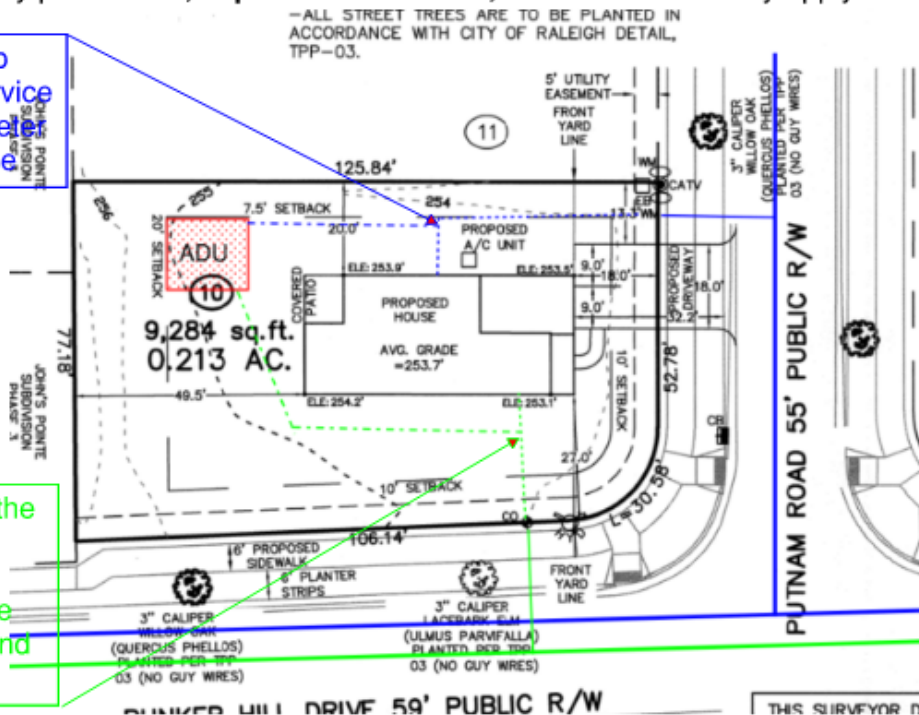
Accessory Dwelling Unit (ADU) – Connection to Water and Sewer Services **Option 1**

This information covers option 1 for connecting ADUs to primary water and sewer services.

Tap fees do not apply under any scenario since the City of Raleigh will not be installing the taps. Plumbing permits, right-of-way permit fees, **capital facilities fees, and meter fees** may apply as listed in the following options.

Option #1: Connect to the existing water service between the water meter and the existing house.

Option #1: Connect the sewer service for the proposed ADU to the existing sewer service between the house and the right of way.



Sewer

- Permits required:** A plumbing permit required
- Practical considerations:**
 - It is recommended to connect the sewer service for the ADU to the primary residence downstream of that primary residence. For allowable connection items meeting the plumbing code, please verify with your plumbing reviewer when connecting the ADU service to the sewer service of the primary residence.
 - The connection to the existing service needs to occur on the property and not within the Right of Way
- Pros:** Avoids a street cut or new connection to the Sewer main.
- Cons:** If the space is rented, the tenant and the occupant of the primary residence share a common service. Should either occupant cause a sewer backup in the shared line, it may affect both dwellings.

Water

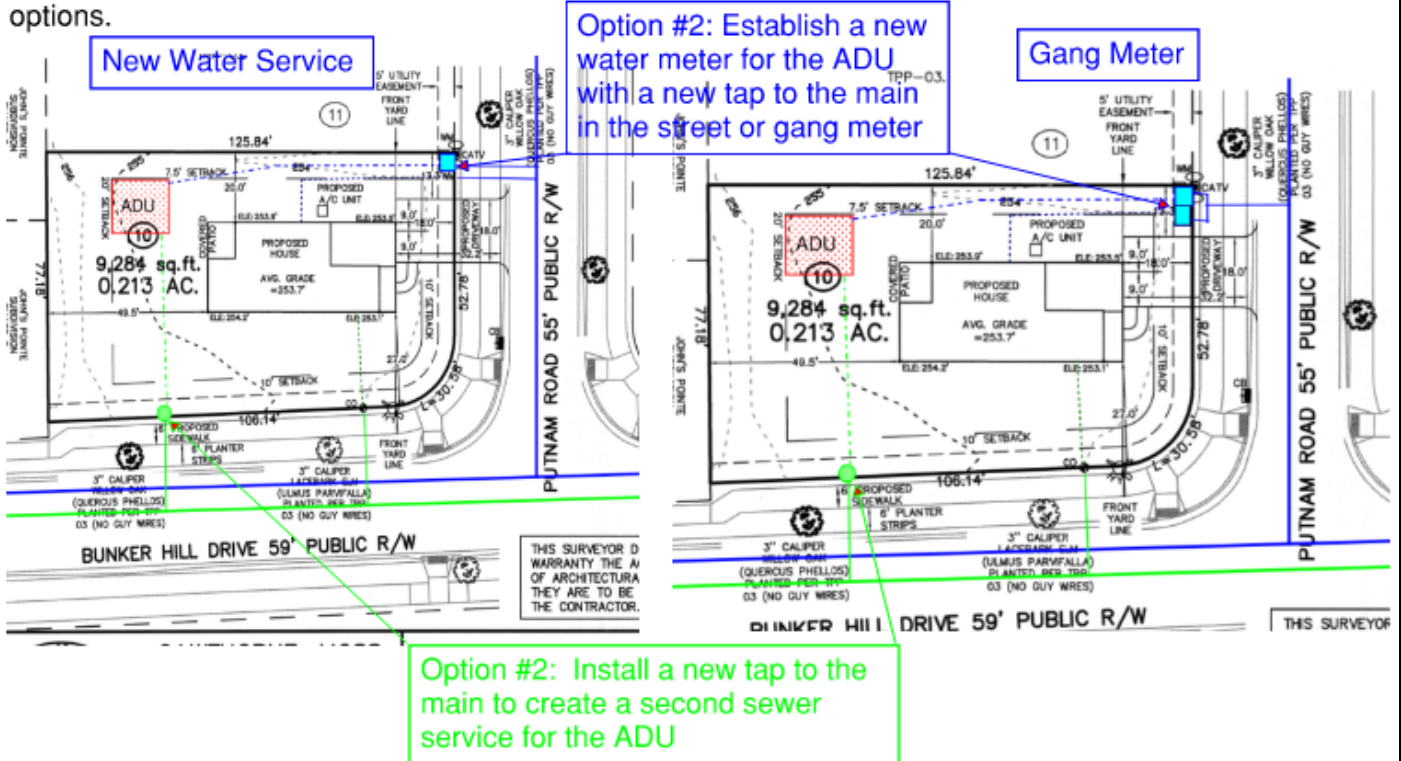
- Permits required:** plumbing permit required
- Practical considerations:**
 - Verification with a plumber that the existing water service is adequately sized for the additional fixtures.
- Pros:** Avoids a street cut or new connection to the main. Capital facilities fees for Water and Sewer are tied to the water meter size. In this scenario, capital facilities fees are not required.
- Cons:** Since a second meter is not added, only one account is for the ADU and the primary dwelling unit. If the ADU has high usage, this may place the unit into a higher tier on the water rates table.

Proposed alternate Option 2 (include drawings).

Accessory Dwelling Unit (ADU) – Connection to Water and Sewer Services Option 2

This information covers option 2 for connecting ADUs to primary water and sewer services.

Tap fees do not apply under any scenario since the City of Raleigh will not be installing the taps. Plumbing permits, right-of-way permit fees, **capital facilities fees**, and **meter fees** may apply as listed in the following options.



Sewer

-Permits required: In addition to the plumbing permit listed above, this will also require a stub permit for inspection of the sewer service between the main and the right of way line and may require right of way permits if the work is in the street.

-Practical considerations:

- A licensed utility contractor must install the service line within the right of way
- This may require a street cut

-Pros: Both properties have an independent connection, and this option may make sense if the site topography is challenging for the ADU and building to share a service.

-Cons: Street cut may be required and can be costly.

Water

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-Permits required: Plumbing permit, connection tap permit, right of way permit, stub permit

-Practical considerations

-A licensed utility contractor must install the service line within the right of way.

-This may require a street cut. Also, it may be possible to convert the existing service to a gang meter assembly.

SIZE TAP SIZE FROM MAIN	NUMBER OF METERED SERVICES ALLOWED	
	3/4"	1"
2"	9-16	5-8
1 1/2"	5-8	4
1"	4	2
3/4"	2	N/A

-Pros: This gives each building an individual water account, and the tenant can establish their account and payment.

-Cons: **Capital facilities fees** for both Water and Sewer are due if the individual applies for an additional water meter. The street cut may be required.