



Christopher Clemente
Building Commissioner

TOWN OF ANDOVER

Building Division
36 Bartlet Street
Andover, MA 01810
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Water and Sewer Regulations for a New ADU

Sewer

- For a new Accessory Dwelling Unit (ADU), separate from or attached to the main dwelling unit, the sewer line shall be constructed with two independent backwater valves to protect each separate unit. One back water valve for the existing house and one for the new ADU, placed at a minimum of 10' from the foundations. If connecting to the exterior is impossible, the new ADU may connect to the existing main house drain in the basement with a dedicated, accessible back water valve for the ADU and then adding a back water valve to main house sewer on the exterior if one doesn't already exist.
- No Independent sewer lines from the ADU to the street will be allowed.
- A basement ADU may tie into the existing sewer in the basement or connect to the exterior sewer, as long as a separate back water valve is provided and is accessible. A backwater valve will also be required on the exterior main house sewer if one doesn't already exist.
- DPW requires the existing sewer service from the existing home to the street to have a camera inspection at the property owner's expense. DPW will determine if repairs or replacement is necessary.
- If a cured in place pipe (CIPP) liner is utilized to make repairs on the sewer service, appropriate size and material must be installed, along with a backwater valve. All work is to be performed under a sewer repair permit.

Water Service

- 1" minimum water service from street to home.
- Existing water service cannot be more than 5 years old from time of new ADU approval. If the service is more than 5 years old, a new 1" or larger water service from street to meter must be installed at the homeowner's expense.



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- Water service to the ADU must originate from the existing dwelling and be metered through the existing dwelling. Sub-metering is acceptable but not required. According to state regulations, the sub-meter must be installed downstream of the main house meter. The Town will only read and maintain the main house meter.
- Once the dwelling has an ADU, the ownership of the water service, in its entirety (from the water main in the street to the main house meter), will be the responsibility of the property owner. This is the case in multi-family homes as well as other commercial properties.