

CITY OF KIRKLAND

123 FIFTH AVENUE • KIRKLAND, WASHINGTON 98033-6189 • (425) 587-3800

DEPARTMENT OF PUBLIC WORKS PRE-APPROVED PLANS POLICY

Policy W-1: ADDITIONAL WATER SERVICE REQUIREMENTS ACCESSORY DWELLING UNITS (ADU)

ADUs are subject to the same general utility requirements as single family residential permits, and when ADUs create additional demand on water services for residences, upgrades to larger services are required under the following conditions:

1. Water meter and service shall be sized per the Uniform Plumbing Code.
2. Only one water meter will be allowed for an attached ADU.
3. Water services for detached ADUs will be handled as follows:
 - The owner may choose one primary larger meter, or two separate smaller meters to serve the buildings.
 - For new single family residences, if the primary larger service is chosen, a Water Capital Facility Charge (WCFC) and a Regional Capital Facility Charge (RCFC) will be assessed against the primary residence Building Permit.
 - If the detached ADU is constructed on property with an existing primary residence, and the owner wants to serve both buildings with one primary larger meter, the WFC and RCFC water service assessments will be based upon the difference between the existing water meter size and the new water size.
 - If the owner chooses two separate smaller services, an additional Water Capital Facility Charge (WCFC) and a Regional Capital Facility Charge (RCFC) will be assessed against any new water meters. Both the existing/new house and the ADU will have separate water meters.
4. When new meters are installed, a water meter installation fee will be charged.
5. Fees for new water meters, WCFC, and RCFC will be based on the City's most current fee schedule. Because these fees do change annually, the applicant/owner should check the fee schedule before applying for a permit.
6. All special water connection fees associated with Local Improvement Districts or Latecomers Agreements shall be paid accordingly.
7. All ADUs with separate water services will be subject to separate monthly sewer, water, and garbage disposal fees (this is currently about \$150 for a two month billing period).