

**SPRINGFIELD
WATER AND SEWER
COMMISSION**



**FISCAL YEAR 2026
PROPOSED REVISIONS TO THE
RULES AND REGULATIONS
FOR
ACCESSORY DWELLING UNITS**

Commissioner Matthew Donnellan
Commissioner Vanessa Otero
Commissioner Daniel Rodriguez

Springfield Water and Sewer Commission

Rules and Regulations

Additional Revisions of the Fiscal Year 2026 Rules and Regulations are as follows:

1. Chapter 1; Section 1.2.6; Independent Building Sewers

DELETE

1.2.6 Independent Building Sewers

1. A separate and independent Building Sewer shall be provided for every building, except where one (1) building stands at the rear of another on a single Lot and no Private Sewer is available or can be constructed to the rear building through an adjoining alley, court, yard, or driveway.
2. Under these circumstances, and upon approval of the Executive Director, the Building Sewer from the front building may be extended to the rear building and the whole considered as one (1) Building Sewer.
3. Any such approval shall be by written agreement and shall be recorded in the county Registry of Deeds.
4. Building Drains that are connected to the Building Sewer and are owned, operated, and maintained by the Owner of the Building. The Owner of the Building shall be responsible for the installation, location, operation, and maintenance of the plumbing fixtures, sinks, toilets, floor drains, and any other associated appurtenances located in the Building. The normal operation of the public sanitary system includes possible surcharging to the elevation of the street during peak flows or rain events in combined sewer areas. The installation of any plumbing fixtures by the Owner below the sill elevation or the elevation of the top of the building foundation is at their own risk.

REPLACE WITH

1.2.6 Independent Building Sewers

1. A separate and independent Building Sewer shall be provided for every building, except where one (1) building stands at the rear of another on a single Lot and no Private Sewer is available or can be constructed to the rear building through an adjoining alley, court, yard, or driveway.
 - a. Under these circumstances, and upon approval of the Executive Director, the Building Sewer from the front building may be extended to the rear building and the whole considered as one (1) Building Sewer.



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- b. Any such approval shall be by written agreement and shall be recorded in the county Registry of Deeds.
2. Building Sewers for Accessory Dwelling Units (ADU) shall conform to the following:
- a. The Premise / Property Owner shall inform the Commission of a proposed ADU via the Commission's ADU application and provide documentation of approval for said ADU from the City of Springfield. City of Springfield documentation must include a building number issuance slip.
 - b. The Premise / Property Owner shall be designated as the Commission's Customer for any sewer usage associated with ADUs.
 - c. It is the burden of the Owner to demonstrate that the existing Building Sewer can accommodate a connection for an ADU. Consideration must be taken relative to existing Building Sewer's accessibility for maintenance, pipe condition, flow capacity, pipe slope and alignment, and depth of cover outside of the building.
 - d. A separate and independent Building Sewer shall be installed for ADUs if it is determined that the existing Building Sewer cannot accommodate the ADU connection, unless it is determined that replacing and reconfiguring the existing Building Sewer is the most feasible and advantageous alternative in accommodating the ADU connection.
 - e. If modifications to the existing Building Sewer are proposed within the Commission's inspection jurisdiction or a separate and independent Building Sewer is required, a site plan showing all utility configurations and site existing conditions will be required for the Commission's review.
 - f. Building Sewer modifications within the Commission's inspection jurisdiction will require a permit from the Commission and shall conform to all requirements set forth within these Rules and Regulations, Guidelines and Policies, and Material Specifications. This includes but is not limited to execution of work by a Commission Approved Contractor and inspection of work by the Commission in accordance with Section 3.10 of these Rules and Regulations.
 - g. New Building Sewer Application Fees apply to ADUs except if connected within plumbing jurisdiction.
3. The Owner of the Building shall be responsible for the installation, location, operation, and maintenance of the **Building Sewer (including for an ADU)**, plumbing fixtures, sinks, toilets, floor drains, and any other associated appurtenances located in the Building. The normal operation of the public sanitary system includes possible surcharging to the elevation of the street during peak flows or rain events in combined sewer areas. The installation of any plumbing fixtures by the Owner below the sill elevation or the elevation of the top of the building foundation is at their own risk.



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4. No Person shall discharge or cause to be discharged any storm water, surface water, groundwater, roof runoff, subsurface drainage, uncontaminated cooling water, or unpolluted industrial process waste to any Sanitary Sewer in accordance with Section 1.4 of these Rules and Regulations

2. Chapter 1; Section 1.2.8; Reuse of Existing Building Sewers

DELETE

Existing Building Sewers may be used in connection with new buildings only when it is determined by the Executive Director that the Building Sewers meet all the requirements of this Chapter, and it is the Owner's responsibility to demonstrate as such. Owner shall provide to the Commission a pipe inspection report for the Executive Director's consideration.

REPLACE WITH

Existing Building Sewers may be used in connection with new buildings and Accessory Dwelling Units only when it is determined by the Executive Director, or his/her designee, that the Building Sewers meet all the requirements of this Chapter, and it is the Owner's responsibility to demonstrate as such. Owner shall provide to the Commission a pipe inspection report for the Executive Director's consideration. The Owner is entirely responsible for determining the functionality and subsequent operation and maintenance of the Existing Building Sewer when new buildings and/or ADUs are connected at the Owner's request. Any operational issues with the Existing Building Sewer or the ADU are entirely the responsibility of the Owner.

3. Chapter 3; Section 3.3.4; Water Service Pipes; Item 6 Accessory Dwelling Unit (ADU)

INSERT AND CONTINUE RENUMBERING

6. **Accessory Dwelling Unit (ADU).** ADUs do not require a single and independent Water Service Pipe per Building. However, Water Service Pipe for ADUs shall conform to the following:
 - a. The Premise / Property Owner shall inform the Commission of a proposed ADU via the Commission's ADU application and provide documentation of approval for said ADU from the City of Springfield. City of Springfield documentation must include a building number issuance slip.
 - b. The Premise / Property Owner shall be designated as the Commission's Customer for any water usage associated with ADUs.
 - c. The Commission will not submeter water consumption for ADUs.



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- d. It is the burden of the Owner to demonstrate that the existing Water Service Pipe can accommodate a connection for an ADU. Consideration must be taken relative to existing Water Service Pipe's, condition, flow capacity, and pipe alignment.
- e. A separate and independent Water Service Pipe shall be installed for ADUs if it is determined that the existing Water Service Pipe cannot accommodate the ADU connection, unless it is determined that replacing and reconfiguring the existing Water Service Pipe is the most feasible and advantageous alternative in accommodating the ADU connection.
- f. If modifications to the existing Water Service Pipe are proposed within the Commission's inspection jurisdiction or a separate and independent Water Service Pipe is required, a site plan showing all utility configurations and site existing conditions will be required for the Commission's review.
- g. ADU connections must be downstream of a Commission furnished Meter. At Owner's expense, a Master Meter within a meter pit may be installed within the Property if an ADU connection is required upstream of the existing Meter, in which case the existing Meter shall be removed.
- h. Water Service Pipe modifications within the Commission's inspection jurisdiction will require a permit from the Commission and shall conform to all requirements set forth within these Rules and Regulations, Guidelines and Policies, and Material Specifications. This includes but is not limited to execution of work by a Commission Approved Contractor and inspection of work by the Commission in accordance with Section 3.10 of these Rules and Regulations.
- i. Service connection fees do not apply to ADUs unless a new Water Service Connection is required.
- j. New Water Service Pipe Application Fees apply to ADUs except if connected within plumbing jurisdiction.

4. Chapter 6 Revision

INSERT AND CONTINUE RENUMBERING

- 3. Accessory Dwelling Unit (ADU) is a secondary, independent residential unit on the same Premise / Property as a primary home, allowed statewide in Massachusetts as of August 2024 under the Affordable Homes Act. This law permits ADUs to be created without requiring a separate special permit from local boards, though rules for short-term rentals are determined by individual municipalities. ADUs can be within the primary home (like a converted basement), attached as an addition, or completely detached (like a backyard cottage).



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DELETE

52. Customer means a Person or entity listed on the records of the Commission as the party of record responsible for payment of Bills for Charges for water and Sewer services to the Premise/Property.

REPLACE WITH

52. Customer means a Person or entity listed on the records of the Commission as the party of record responsible for payment of Bills for Charges for water and/or Sewer services to the Premise/Property.

