



Town of Topsham, Maine
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Topsham, Maine 04086
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Codes Enforcement Office
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ADU's

Local Zoning [Town of Topsham, ME Specific Performance Standards \(ecode360.com\)](http://Town of Topsham, ME Specific Performance Standards (ecode360.com))

ADU's are accessory dwelling units and may be part of a single-family home or they may be in a separate detached building located on a property containing only a single-family home. The ADU must have a minimum of 500 square feet of living space and meet all the standards of 225-54.

Building Code [Building Codes | Office of State Fire Marshal \(maine.gov\)](http://Building Codes | Office of State Fire Marshal (maine.gov))

An ADU includes permanent provisions for living, sleeping, eating, cooking and sanitation. ADU is not a term found in the code but are recognized as either a separate dwelling unit or as a living space within the main unit.

A home with an ADU may remain a Single-Family-Home occupancy provided at a minimum there is interior communicating space with the main unit and the entire building is protected by an interconnected smoke detection system. The code does not limit the number of family members that can occupy the unit but does limit the number of outsiders to 3.

An ADU may also be constructed as a Two-Family-Dwelling occupancy. This includes fire separation, separate addresses, and separate utilities.

Septic System Subsurface Wastewater Unit, Division of Environmental Health, Maine CDCP - Division of Environmental Health | MeCDC | Maine DHHS

If the project will be served using a septic system, the Maine Subsurface Wastewater Disposal Rules will apply. The rules dictate required septic system size and tank size based on factors such as number of bedrooms and number of dwelling units. An attached ADU may be regulated as a dwelling unit or as an in-law apartment depending on the building occupancy. A detached ADU is considered a separate dwelling unit under the rules.

Public Sewer and Water

If your project will be served by public sewer and/or water, please contact these districts with questions. Topsham Sewer District: (207) 729-3612, Brunswick/Topsham Water District: (207) 729-9956