



(2nd update 3/24)

Accessory Dwelling Unit (ADU) Guidelines

To enhance uniformity in the application and enforcement of ADUs, the following guidelines were approved by the Chapter at the **March 21, 2024** meeting. Jurisdictions may choose to adopt any or all of the following items:

1. **Fire separation.** Attached or Detached ADUs are dwelling units per the definition in Chapter 2 of both the CRC and CBC July 1, 2021 supplement and must be treated as such for the purpose of Fire Separation.

The construction plans need to show the Fire Separation Distance as defined in Chapter 2. i.e. the distance from the ADU (i) to the closest interior lot line, (ii) to the centerline of a street, an alley, or public way, or (iii) to an imaginary line between two buildings on the lot.

The exterior walls, eaves, and openings may need to be modified to comply with Table R302.1(1) or Table R302.1(2).

2. **Vapor retarder.** For existing garage to ADU conversion, there are several ways to meet the vapor retarder requirement of Section R506.2.3. Either (i) replace the slab and install a new one with a min. 10 mil. visqueen below the slab, (ii) apply the vapor retarder on top of the existing slab and float a leveling slab on top, or (iii) apply an approved waterproofing and crack prevention membrane (i.e. Redgard ICC ESR #1413, Laticrete ICC ESR #2417, etc..) over the existing slab.
3. **Stem wall at existing garage opening.** For existing garage to ADU conversion, a stem wall is needed when filling in the existing opening for the purpose of moisture protection and to prevent wood framing from decay. R317.1.
4. **Continuous footing.** For existing garage to ADU conversion, a continuous footing shall be required at the existing opening to accommodate any new bearing/shear walls and anchor bolts.
5. **JADU (GC 65852.22) exterior door.** For conversion to or for a new JADU, the JADU exterior door can be a slider, even when there is no opening between the house and JADU.
6. **Utilities.** A detached ADU should have independent utilities from the main house. i.e. separate meter for water, electric, and gas; min. 3" sewer connected to the street lateral or to the downside of the house sewer, ½" gas or 1-1/2" (tankless WH), etc..

- 7. Heating.** An attached ADU will need separate heating from the house. This should be reflected in the Energy report (i.e. mini-split).

- 8. Other issues related to garage to ADU conversion.** Typical items to look for during plan review:
 - a. Energy report.
 - b. CalGreen checklist.
 - c. New or upgrade CJs.
 - d. Attic access and attic ventilation calculations.
 - e. Auto-clothes washer connection. CPC Table 422.1.

- 9. Aging in Place and Fall Prevention (CRC 327).** These provisions apply to new detached or attached ADUs. Not applicable to ADU/JADU conversion.

- 10. Electric Ready (CEnC 150.0 (n), (s), (u), (v)).** These provisions apply to new detached ADU and not attached ADU (except for gas water heater).

- 11. Sound Transmission (CBC 1206).** Interior fire separation wall or floor/ceiling assembly between the house and ADU shall adhere to this provision.