

ADDITIONAL DWELLING UNITS

building code requirements



Head Clearance



ALL HABITABLE SPACES
Bedrooms and Living Rooms

NON-HABITABLE SPACES
Laundry and bathrooms

UNDER BEAMS AND DUCTS

Egress Access

FOR ALL SLEEPING AND LIVING ROOMS



MINIMUM & MAXIMUM DIMENSIONS OF

doors, windows & stairs

Mechanical Infrastructure

MAIN DWELLING AND ADU MUST BE ABLE TO PROVIDE INDEPENDENT CLIMATE CONTROL.

heating

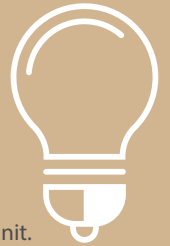
MAINTAINING A MINIMUM OF 68°F IN ALL HABITABLE ROOMS AND BATHROOMS.

PORTABLE HEATERS ARE STRICTLY PROHIBITED.



Electrical Infrastructure

EACH DWELLING MUST HAVE INDIVIDUAL PANEL / SUB-PANEL should be easily accessible for each unit.



PROPER RECEPTACLE GROUNDING AND DISTRIBUTION

Fire Separation And Safety

PROVIDE A 1-HOUR FIRE SEPARATION

BETWEEN DWELLINGS (WALL AND CEILING).

2 INDEPENDENT EXIT WAYS ARE REQUIRED FOR BASEMENTS.

HARDWIRED SMOKE DETECTORS FOR EACH HABITABLE SPACE OF EACH DWELLING

CARBON MONOXIDE ALARM MUST BE INSTALLED IN THE IMMEDIATE VICINITY OF BEDROOMS.

ALL DUCT CHASES, BULKHEAD, AND CEILING RECESSED FIXTURES MUST BE FIRE STOPPED.

Equipment

KITCHEN Sink, Cooking Appliances, & Refrigeration Equipment

BATHROOM Toilet, Sink And Shower.

LAUNDRY FACILITIES Not Required But Desirable.

Energy Code

INSULATION

fenestration

FRESH AIR INTAKE

Space Conditioning



Plumbing Infrastructure

EACH DWELLING UNIT MUST HAVE ITS OWN cold and hot water.

WATER HEATER must be accessible to each dwelling.



Area Distribution

MINIMUM AREAS PER LIVING SPACES.

MINIMUM WIDTHS OF CIRCULATION.

CODE COMPLIANT STAIRS.

MAXIMUM ALLOWED PERSONS ALLOWED PER AREA.

