



ACCESSORY DWELLING UNITS



What, Why and How

WE LIKE THEM!!!!



What is an ADU?

- ❖ Detached: The unit is separate from the primary structure.
- ❖ Attached: The unit is attached to the primary structure.
- ❖ Junior Accessory Dwelling units: an existing legal bedroom with exterior (and interior) access.

Accessory Dwelling Unit Types

Examples of Accessory Dwelling Units (ADUs)

ADUs in blue; main residence in white

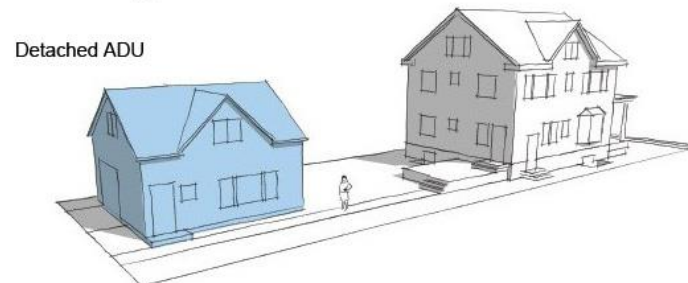
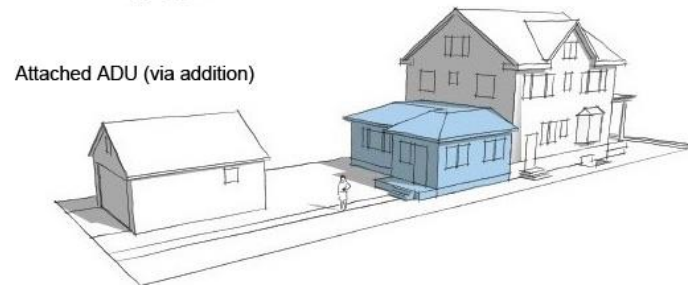
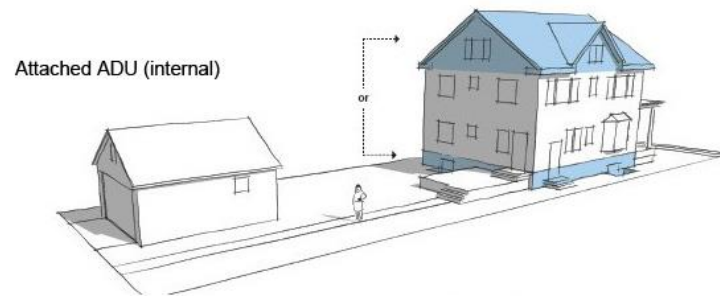
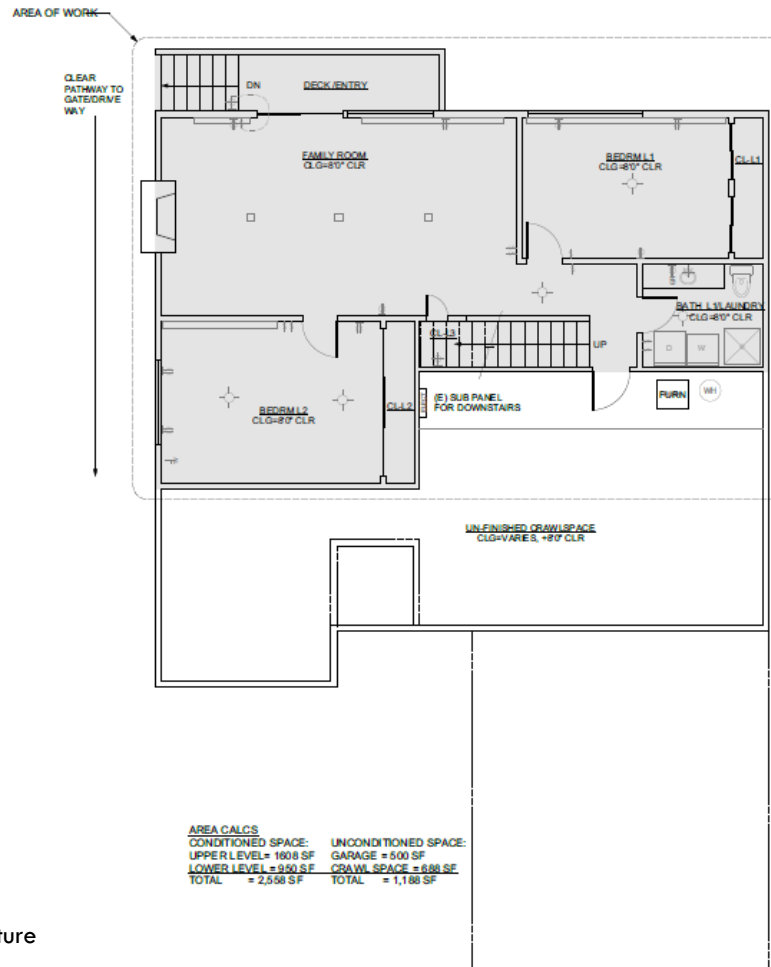


Image credit: City of Saint Paul, MN

Detached Accessory Dwelling Unit



Attached Accessory Dwelling Unit Internal Conversion of Existing Space



Attached Accessory Dwelling Unit Addition to Existing Dwelling



Junior Accessory Dwelling Units

- No more than 500 square feet and are typically bedrooms in a single-family home.
- An entrance into the unit from the main home and an entrance to the outside.
- Must have cooking facilities, including a sink, but not a full kitchen.
- Not required to have a private bathroom.
- They are not considered a new unit in terms of building code.

It is a bedroom...with two doors
and an electric cook top.



Image credit: Jocelyn Knight

Why Accessory Dwelling Units

Public Good!

- Something you can do to address the housing crisis in California
- Community Benefits

Personal Good!

- Rental Income
- Housing Friends & Relatives
- Downsizing
- Aging in Place

How to Create an Accessory Dwelling Unit in El Cerrito

1. Identify a design professional that can assist you in the development of your ADU.
 - The details of this project are not easy.
2. Determine sources of financing and create a budget.
 - While cheaper to build than other forms of dwellings, they are real costs involved in the ADU construction process.

How to Create an Accessory Dwelling Unit in El Cerrito...

- 3. Planning/Zoning:
 - Ministerial- Follow the standards = by-right.
 - Discretionary- Need relief from some of the standards= Administrative Use Permit.

- 4. Building Code Requirements:
 - Life safety is vital to the creation of a dwelling unit.
 - Comply with 2016 California Residential Code

Accessory Dwelling Units in El Zoning Information

- ❖ In El Cerrito ADUs are allowed in RS, RD, RM zones.
- ❖ Only one ADU per property.
- ❖ Minimum floor area 150 sf.
- ❖ The owner must live in one of the units.
- ❖ ADUs must have exterior access that is independent from the primary residence. (They can have interior access, too.)
- ❖ No off street parking required for the ADU.

Accessory Dwelling Units in El Cerrito – Zoning...

- ❖ Detached ADUs have a maximum height of 15 feet.*
- ❖ Maximum floor area 50% of habitable floor area of primary residence, 1200 sf maximum.*
- ❖ The architectural style and design must be visually harmonious or compatible with the primary residence.*
- ❖ (Standards that can be modified with an AUP are shown with a *.)

A Word About Garage Conversions

- If the ADU is created through the conversion of an existing attached or detached garage, and is within the footprint of the former garage, the new ADU can maintain the (former) garage setback, even if the setbacks for this structure don't conform to current setbacks.
- Off-street parking for the primary residence must be replaced onsite....somewhere.

Accessory Dwelling Units in El Cerrito – Building Code

- Attached ADUs- (Converting existing conditioned space)
 - Fire Separation.
 - New Egress.
 - Securing the former internal access.
 - Window egress/Fire safety
 - Independently Controlled Heating
 - Electrical Panel Accessible at All Times by Occupant

Fire Wall

1-HR FIRE RESISTANT WALL TO EXTEND TO UNDERSIDE OF ROOF SHEATHING

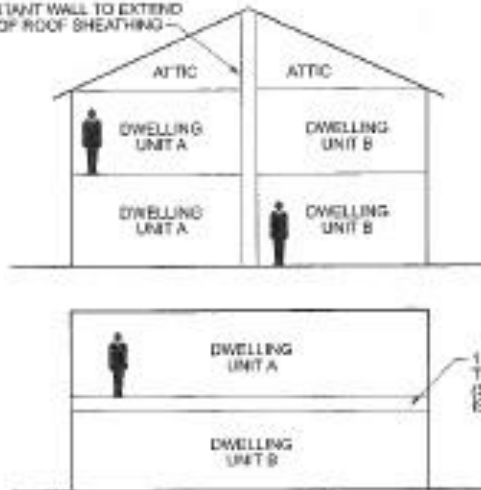
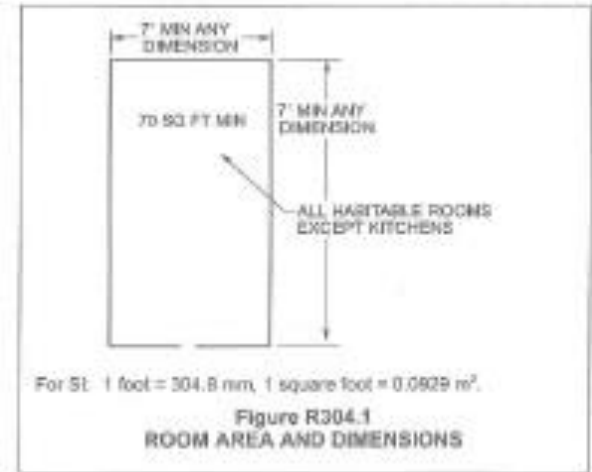


Figure R302.3
DWELLING UNIT SEPARATIONS IN TWO-FAMILY DWELLINGS

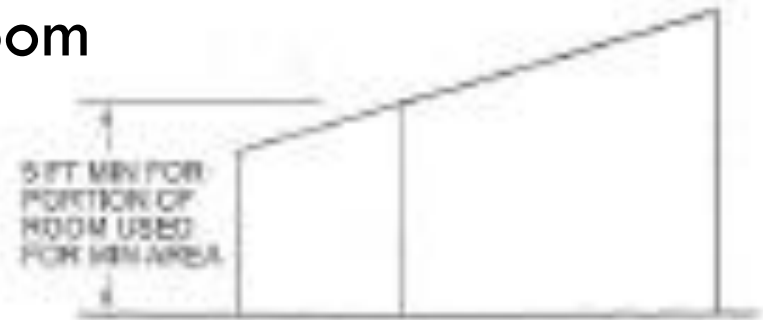
- ❖ The applicable code is CRC 302.3- Two-family Dwellings.
- ❖ Most fires occur in residential buildings.
- ❖ This is a good example as to why a design professional is important.

Room Dimensions

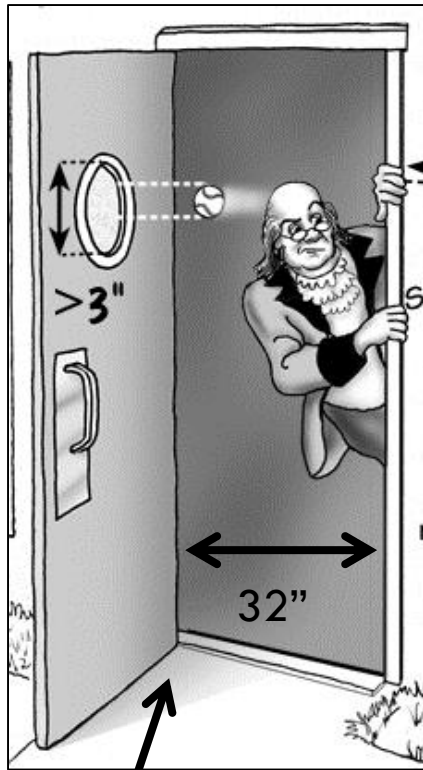
❖ CRC 304.1 Habitable rooms shall have a floor area not less than 70 square feet and no dimension not less than 7 feet (except kitchens).



❖ CRC 305 Ceiling height 7 feet.
No less than five on sloped ceilings
and not less than 50% of that room
having 7 feet ceiling.



Egress Door



Side Hinged

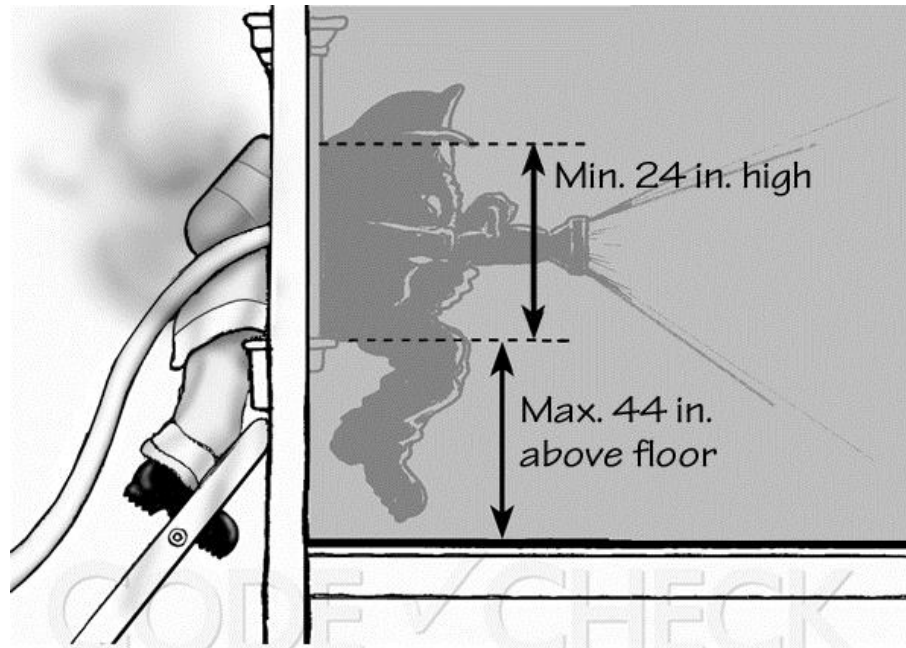
- ❖ Not less than one egress door shall be provided for each dwelling unit.

- ❖ The egress door shall be side hinged, no sliders.



- ❖ A clear width of 32 inches from door face and stop.

Egress Windows



Bedroom Window Egress

The second exit required in a bedroom is usually a window. The dimensions of the openings are to ensure the residents an escape route, but equally important, they are designed to allow a firefighter with a backpack to enter. The opening must be at least 24" high and at least 20" wide, with a net area at least 5.7sq.ft., per Table 15 in Code Check Building.

Light, Ventilation, and Heating

- ❖ CRC 303.1 Habitable rooms shall have an aggregate glazing of 8% of the floor area.
- ❖ CRC 303.1 Natural ventilation (windows, skylights, doors, louvers, other approved openings) 4% of floor space.
- ❖ CRC 303.10 68 Degrees F, 3 feet from the, floor, 2 feet from the wall.
- ❖ All of these requirements can become complicated where a design professional will become necessary.

Get the Hook Up!

- ❖ Electrical and Gas Utility- Pacific Gas and Electric: www.pge.com
No separate electrical meter needed, however, speaking of meters...
- ❖ Water Utility- East Bay Municipal Utility District: www.ebmud.com
No separate water meter required.
- ❖ Sewer Service- Stege Sanitary: Plans must be signed by Stege Sanitary even if there are no plumbing changes.
<http://www.stegesan.org/services/permits-and-fees>.
- ❖ Plans must also be signed by West Contra Costa Unified School District. <https://www.wccusd.net/Domain/31>

Fee Reductions!!!

Planning and Building Permit fees for Accessory Dwelling Units are discounted by 50% !

- Planning (ministerial): \$301.50
- Planning (Discretionary) \$1,015.00

- Building Permit for Conversion of Existing Space within a Dwelling Unit or Detached Accessory Structure:
 - Each 300 square feet or fraction thereof: \$512.00

Fee Reductions!!!

- Building Permit for an Addition to an Existing Structure or a New Detached Structure:
 - Each 300 square feet or fraction thereof: \$679.00

- And, further discounted 5% more if the design implements Universal Design Elements!

Resources for more information

- State of California Housing and Community Development: <http://www.hcd.ca.gov/policy-research/AccessoryDwellingUnits.shtml>
- Contractors State License Board: <http://cslb.ca.gov/Consumers/>
- California Realtors Sample Residential Lease: <http://secondunitcentersmc.org/wp-content/uploads/California-Association-of-Realtors-Residential-Lease-Agreement.pdf>
- NOLO Press Landlords & Tenants: <https://www.nolo.com/legal-encyclopedia/landlords>

City of El Cerrito

Thank you!

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