



City of San Dimas

Building and Safety Division

Phone: (909) 394-6260 / E-Mail: building@sandimasca.gov

ACCESSORY DWELLING UNIT (ADU) REQUIREMENTS

Project information	
Project Address:	
Work Description:	
Square Footage:	
Permit Number:	

These requirements are intended for single-family homes adding an ADU on its lot.

The following list is not an all-inclusive list of requirements. It is the responsibility of the Permittee (owner, contractor, designer or person in charge of the project) to be familiar with all the Code Requirements, state laws and local ordinances.

1. The governing Codes for the project are listed below and are required to be noted on the site plan prior submittal.
 - a. **2022 California Residential Code**
 - b. **2022 California Mechanical Code**
 - c. **2022 California Electrical Code**
 - d. **2022 California Energy code**
 - e. **2022 California Green Code**
 - f. **City of San Dimas Municipal Code**

2. **Community development requirements.**
 - a. The maximum ADU size shall not exceed 1000 sq. ft.
 - b. Architecture features of the proposed ADU must match architectural style of the main residence.
 - c. Exterior doors may not be located on the façade that is closer than 15 ft to a property line.
 - d. An ADU must include washer and dryer hookups.
 - i. **Contact the planning division prior to designing your project for additional requirements and information. (909) 394-6250.**

3. SITE PLAN

- a. Provide a drainage plan. Lots shall be graded to drain surface water away from foundation walls. Make sure to include all the structures on the lot.
- b. A site plan must show all property lines, streets, overhead power lines and service drops.
- c. Show all structures located on the property.
- d. Plan details must include parcel dimensions, building setbacks from all property lines and distance between buildings,
 - i. **A minimum setback of 4 ft is required for sides and rear of the property for ADU's.**
- e. Show location of the main electrical panel, water and gas meter.
- f. Show location of the pool and provide dimensions to all structures and property lines (If applicable)
 - i. **Swimming pools shall be separated from the new dwelling unit per the Health and Safety Code**
- g. A new address assignment for the ADU is required. The assigned address is your current legal address following with the letter A. Include this in your plan submittal and application.

4. THE FOLLOWING PLANS AND DETAILS SHALL BE SUBMITTED IN ADDITION TO THE FOUNDATION, FLOOR, FRAMING, EXTERIOR ELEVATIONS, CONSTRUCTION DETAILS, ENERGY CALCULATIONS, CROSS SECTIONS AND ROOF PLANS.

5. Provide a soils report from a California licensed Geotechnical engineer. The recommendations of such report shall consider the entire footprint of the proposed new structure and a minimum of 5 ft beyond the proposed footprint. In addition, such report shall be incorporated into the design of the foundation system. **THIS REPORT IS TO BE SUBMITTED IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING PLANS AS PART OF THE PLAN SUBMITTAL.**

6. ADU Solar Photovoltaic System.

- a. Newly constructed ADU's are subject to the California Energy Code requirements to provide solar panels if the unit(s) is a newly constructed, non-manufactured, detached ADU. Per the California Energy Commission (CEC), the panels can be installed on the ADU or on the primary dwelling unit.
 - b. It is important to note that an existing primary dwelling unit with solar panels will not offset the requirement to provide new solar panels for the ADU.
 - c. ADU's that are constructed within existing space, or as an addition to existing homes, including detached additions where an existing detached building is converted from non-residential to residential space, are not subject to the California Energy Code requirements to provide solar panels.
 - d. **The Photovoltaic system can be a deferred submittal, however these plans will need to be submitted and approved prior to the framing inspection, as the wiring will need to be inside of the home (no external conduits).**
7. Deferred submittal of roof trusses and design package is allowed (if applicable) however, these calculations shall be submitted and approved prior roof sheathing/ framing inspection. In addition, this note shall be clearly noted on the plans for reference.
8. **The sanitary drainage system for the new ADU shall be connected to the building sewer of the main unit. New sanitary drainage systems are required to be separate and independent from any other building. THE DRAINAGE OF THE PROPOSED ADU SHALL NOT GO THROUGH THE DRAINAGE OF THE EXISTING PRIMARY DWELLING UNIT.**
- a. Provide a plumbing plan.
 - i. The plumbing plan is to include the type and size of the building sewer pipes to be used
 - ii. A minimum of 2% slope is required for building sewer system.
 - iii. Show the location of the required cleanouts, including the building drain clean out within the first two feet of where the pipes exit the dwelling unit.
 - iv. Show the size and location of the building sewer pipe where the system will be tied into.
 - v. Show the type and size of the domestic water line.
 - vi. Show the point of interconnection to the water service for the new dwelling unit. Specify the type and size of the proposed water supply pipe.

9. **Identify where the new accessory dwelling unit will obtain its source of power from.**
- a. If from Southern California Edison, please show the location of the origination of the Service and the path of the underground conduits to the structure.
 - b. If from the existing home, please provide the following:
 - i. Show the path of the underground conduit from the front home to the new dwelling unit
 - ii. Show the size and type of the conduit that will be proposed.
 - iii. Identify the conductor type and size of the wire that is proposed.
 - iv. Identify the number of wires in the conduit.
 - v. Provide the main overcurrent size of the panel at the existing home.
 - vi. Provide a load calculation for the front home (it must include the second home in the calculations) to justify the increased load for the 100A panel for the new dwelling unit. Please ensure the pool pump motors are included in the load calculations if applicable.**
 - vii. If an upgraded panel is proposed at the existing home, clearly identify the panel, its location, and if it is an overhead or underground service drop. If it is an overhead service drop, please show the path of travel across the property from the Southern California Edison pole or tap.
10. **The plans must include a complete gas plan. The plan is to show the point of connection to the gas service (location of the gas meter), the total gas piping system, and length of each section of pipe.**
- a. Provide an Isometric gas plan.
 - i. Indicate the type and size of the pipes to be used.
 - ii. Include the size of each section of pipe to the appliances.
 - iii. Include the total BTU demand of the entire system and the total BTU demand of each outlet or branch.