



# City of San Dimas

## Building and Safety Division

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## ACCESSORY DWELLING UNIT (ADU) REQUIREMENTS

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 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. 2025 California Residential Code | e. 2025 California Green Code       |
| b. 2025 California Mechanical Code  | f. 2025 California Wildland-Urban   |
| c. 2025 California Electrical Code  | Interface Code.                     |
| d. 2025 California Energy code      | g. City of San Dimas Municipal Code |

**2. Community development requirements.**

- a. The maximum ADU size shall not exceed 1,000 square feet.
- 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 feet to a property line.
- d. An ADU must include washer and dryer hookups.

Contact the planning division prior to designing your project for additional requirements and information at [planning@sandimasca.gov](mailto:planning@sandimasca.gov) or by calling (909) 394-6250.

**3. Site Plan.**

- a. The site plan should show the property lines, street, ally, existing structures, overhead power lines, service drops, sewer lines, water lines and underground electrical and gas conduits or pipes.
- b. Show all structures located on the property.
- c. 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.
- d. Show location of the main electrical panel, water and gas meter.
- e. 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
- f. 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.
- 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.

**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.**

4. **GEOTECHNICAL REPORT:** 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.**

- a. **NOTE:** All recommendations of the geotechnical report are required to be followed for the development.

**5. ADU Photovoltaic System.**

Building Feature	Newly Constructed Building §§150.0 and 150.1(c)	Addition §§150.0 and 150.2(a)	Alteration §§150.0 and 150.2(b)
Photovoltaic (PV) Systems	+ <b><u>Prescriptive:</u></b> Prescriptive PV system requirements must be considered	+ There are <b>no</b> PV requirements for Additions	+ There are <b>no</b> PV requirements for Alterations

- a. Newly constructed ADU's are subject to the California Energy Code requirements to provide photovoltaic (PV) system if the dwelling(s) are 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).
6. **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.**
  7. **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. CAUTION: The sanitary sewer line is not allowed to connect to, pass through, or be installed under a dwelling unit, structure, garage, breezeway, patio cover, porch, steps or similar.**

- 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. The plumbing plan is to show the point of interconnection to the water supply for the new dwelling unit. The type and size of the water lines are to be included in the plan submittal.
    1. A unit fixture calculation is required to justify the size of the water service, not only for the new ADU, but for the existing home as well. The common service line section must be sized to serve both dwellings.
  - vi. The water heater is to be shown on the plans.
  - vii. The plumbing plan is to include a gas isometric design.
  - viii. The type of material and size of all piping is to be specified.

**8. Identify where the new accessory dwelling unit will obtain its source of power from.**

- i. The electrical plan is to clearly show how the new dwelling unit will obtain its power source. If from Southern California Edison, provide information regarding the underground service or overhead service drop.
  1. NOTE: The minimum size panel for the new residential unit is 100A.
- ii. Show the path of the underground conduit from the front home to the new dwelling unit
- iii. Show the size and type of the conduit that will be proposed.
- iv. Identify the conductor type and size of the wire that is proposed.
- v. Identify the number of wires in the conduit.
- vi. Provide the main overcurrent size of the panel at the existing home.
- vii. 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.
- viii. 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.

**9. 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. Starting at the gas meter, include the size of each section of pipe, its length, the demand in BTU\h on that section of pipe all the way to the most remote outlet on the system. Show the demand at each outlet on the entire system.
- iii. Include the total BTU demand of the entire system and the total developed length of the system.

#### 10. Mechanical System:

- a. Show the location of the AC condenser on the property.
- b. Show the location of the Forced Air Unit or air handler on the plans.
- c. Condensation waste from the forced air unit or the air handler (including mini-split systems) are required to be discharged into the sanitary sewer. The plans must detail this in sufficient information to easily accomplish in the field.
- d. Mini-Split condensers are not allowed to be wall mounted. Contact the Planning Division for specific requirements.

#### 11. Fire Department Approval:

- a. The Los Angeles County Fire Department has a requirement for new structures or additions to detached one- and two-family dwellings, townhomes, and accessory dwelling units and are required to complete a fire flow, fire hydrant location and fire hydrant size information sheet. **It is the applicant's responsibility to contact the LA County Fire Department regarding any requirements for the project. Approvals are required prior to permit issuance.**
  - i. Part II A & II B are required to be filled out by the water purveyor.
  - ii. Part III is required to be filled out by the Building Department.

#### PART III Conditions for Approval by the Building Department (To be Completed by Building Department)

The building permit may be issued for new or additions to detached one and two family dwellings, townhomes, and accessory dwelling units when the above information is completed and shows that the following minimum requirements are met and is not located in a Fire Hazard Severity Zone.

- The water system is capable of delivering at least 1000 GPM at 20 PSI for one-hour if non-sprinklered
- The water system is capable of delivering at least 500 GPM at 20 PSI for one-half hour if sprinklered.
- The total area of the entire structure is less than 3,600 square feet.
- No portion of the lot frontage to the public fire hydrant shall exceed 450 feet via vehicular access.
- All portions of a new single family, two-family or townhome construction must be within 150 feet of a vehicular access roadway that is a minimum of 20 feet wide clear to sky, paved with concrete or asphalt and does not exceed 15% grade.
- A new detached ADU that is fire sprinklered, the 150 foot distance to all portions of the structure can be extended to 300 feet of a vehicular access roadway that is a minimum of 20 feet wide clear to sky, paved with concrete or asphalt and does not exceed 15% grade.

APPROVED BY

DATE

OFFICE

#### 12. California Wildland-Urban Interface Code

- a. ADU's, whether they are an addition or detached from the main house, must comply with the requirements of the California Wildland-Urban Interface Code if the property is located in any Fire Hazard Severity Zone.
- b. In addition to the site plan requirements noted above, the site plan shall include topography, width and percent of grade of access roads, landscape, vegetation details, locations of

structures or building envelopes, existing or proposed overhead utilities, occupancy classification of building types, types of ignition-resistant construction of buildings, structures and their appendages, roof classification of buildings and site water supply systems.

- c. A vegetation plan must be included with the plan set. See section 603 of the California Wildland-Urban Interface Code for requirements.
- d. Prior to building permit final approval, the property shall be in compliance with the vegetation management requirements prescribed in section 603 of the California Wildland-Urban Interface Code, including California Public Resources Code 4291 or California Government Code Section 51182.
- e. 🕒 **Zone Zero** - Executive Order N-18-25: Governor's order directs the Board of Forestry to finalize the regulations by **December 31, 2025**, setting the stage for enforcement.

