

INTERNAL ACCESSORY DWELLING UNIT (I-ADU) REQUIREMENTS

Building Code Requirements

1. Address properly posted on building and visible from the street.
2. Property and grounds must be manicured and maintained and in compliance with City ordinances.
3. Bedrooms must have an egress compliant window. Windows with window wells deeper than 44" below grade must have an affixed ladder.
4. If the area under stairways is enclosed and used for storage, the walls, under-stair surfaces and any soffits shall be enclosed and protected by ½" gypsum board.
5. Roof and roofing components in good repair without deterioration.
6. Exterior walls are free from holes, cracks, breaks, or rotting materials.
7. Exterior porches, decks, stairways, guards, and handrails are structurally sound and in good repair.
8. Minimum ceiling height of 7 feet in all habitable rooms – provisions allowing ceiling height of 6'8" for basement rooms if compliant with building codes.
9. Minimum bedroom size to be 70 square feet.

Electrical Requirements

1. Electrical system is operational and meets building code.
2. Cover plates on all switches and receptacles.
3. Breakers are labeled and accessible, and clear floor space in front of the electrical panel.
4. GFCI protection per building code.
5. If applicable, plug strips must be listed and used according to their listing.

Mechanical Requirements

1. Mechanical system is operational.
2. Combustible materials are stored away from appliances.
3. Bathroom exhaust fans are operational and vent to the exterior.
4. Furnace is properly connected to the gas/electrical system, the venting system is properly installed, proper gas and electrical shutoffs are installed (if required).
5. Combustion air duct must be unobstructed (direct vented & electrical appliances do not have combustion air ducts).

Plumbing Requirements

1. Plumbing system is operational.
2. Proper plumbing fixtures clearances which are maintained and operational.
3. Water Heater is properly connected to the gas and/or electrical system, seismic straps are installed on top and bottom of tanks, pressure relief valve is operational with appropriate drainage tubing, gas-fired heater venting is properly installed, proper combustion air is provided.

Fire Safety Requirements

1. Fire extinguisher (minimum 2-A:10BC) current tag or new within a year with proof of purchase. Must be hung in a visible location accessible to the renter and located no more than 60” high to the top of extinguisher.
2. Smoke Detectors: Install smoke alarms inside each bedroom, outside each sleeping area, and on every level of the home, including the basement. On levels without bedrooms, install alarms in the living room (or den or family room) or near the stairway to the upper level, or in both locations. Smoke Detector must be interconnected with the existing home (or “with both units”).
3. Carbon Monoxide Detectors: CO detector(s) should be centrally located outside of each separate sleeping area in the immediate vicinity of the bedrooms or sleeping rooms. CO detectors are also required on every floor containing a fuel-burning appliance. CO detectors must be interconnected with the existing home (or “with both units”). (Listed combination smoke/CO detectors are allowed).
4. If a secondary exit is provided, then a hard-surface walkway is required from the exit to the public way.

Zoning Requirements

1. Homeowner must live in the main house and the rental unit can be occupied by people who are related by blood, marriage, adoption or other legal relationship – or no more than 4 unrelated people.
2. Rental must be for 30 consecutive days or longer (no short-term rentals are allowed).
3. A minimum of one (1) Additional 9’x18’ hard-surfaced parking space must be provided for the I-ADU. I-ADU parking must be in addition to the four (4) spaces dedicated for the main dwelling and shall not be within or in tandem with the existing garage. Any new drive approach for parking access must be approved by the City Engineer.
4. The I-ADU must use the same address as the main dwelling with the addition of Unit B. A secondary address featuring the address number and unit shall be posted and visible from the street. (Example, 12345 W Herriman View Cove Unit B).
5. An interior access between the main living area and an attached accessory dwelling unit must be maintained unless sufficient means of egress have been provided for the I-ADU.

An inspection is required to make sure all requirements have been met. The second address must be recorded with the County and an approval letter from the Zoning Department must be received before the I-ADU can be legally rented.