



CITY OF
OAKLAND

ADU BUILDING CRITERIA CHECKLIST

Review the following criteria as they relate to your category of ADU.

Accessory Dwelling Units (ADUs) may only be granted if the applicant can check “YES” or “N/A” to EACH of the following:

GENERAL BUILDING CODE REQUIREMENTS

ADUS and JADUS ARE SUBJECT TO THE APPLICABLE REQUIREMENTS AND PROVISIONS OF THE CALIFORNIA BUILDING CODE, CALIFORNIA RESIDENTIAL CODE, AND CALIFORNIA EXISTING BUILDING CODE.

ADUS REQUIRE SEPARATE ADDRESSES. JADU’S MAY NOT BE ADDRESSED SEPARATELY FROM THE PRIMARY DWELLING.

YES NO N/A

ADU and primary residential facility each has an independent entryways/exits (means of egress) to the exterior point of discharge of the existing building or to the public right of way. Primary entry/exit and path of travel to ADU meets code requirements for stairs, handrails, landings, headroom, door width, etc. ADU path of egress shall not be through the primary or other dwellings.

YES NO N/A

Newly Constructed detached ADU structures shall be All-Electric per OMC 15.37; ADU will not require separate electrical connection (drop) from PGE; ADU has access to its own electrical panel; ADU plumbing branch connection to the sewer lateral does not exist underneath the primary residential facility; Attached ADU: one (1) gas meter exists per each dwelling unit (except if ADU has no vented appliances, in which case one gas meter may serve two units), plus one (1) for a common area (i.e., laundry facilities); Detached ADU: no gas appliances allowed. Detached ADU has its own water shutoff valve where service enters building or attached ADU without separate water shutoff has integral stops or fixture shutoffs; each dwelling unit has permanently installed heating and water heating facilities with its own access to controls and equipment. Per California Public Utility Commission CPUC 780.5 ADUs shall have separate electrical meter (except JADU).

YES NO N/A

ADU meets all code requirements for moisture barriers and damp proofing (foundation and foundation walls below grade include damp proofing, waterproofing, drainage, and vapor retarder), braced wall panels or shear walls, and all energy code requirements (for new construction or conversion of non-habitable space to new ADU).

(continued)

ADU BUILDING CRITERIA CHECKLIST (continued)

- YES NO N/A Buildings dug down meet code requirements for new construction at that lower level and include engineering plans for the foundation and for the gravity and lateral load resisting system of the building.
- YES NO N/A ROOM DIMENSIONS: ADU ceiling height is not less than 7 feet-6 inches for habitable space, hallways, and portions of basements containing these spaces, and 7 feet for bathrooms, toilet rooms, and laundry rooms; has a combined living, eating, and sleeping room not less than 150 square feet, and an additional 100 square feet of superficial floor area per occupant in excess of two (2) occupants; has a separate permanent clothes closet.
- YES NO N/A ADU is located entirely within the subject property and meets required building fire separation distance requirements (may require Surveyor certification).
- YES NO N/A ADU shall be heated separately. Each tenant or owner shall have access to their own mechanical heating equipment and water heater. A central Mechanical Room is permitted provided that each tenant or owner has access without being compelled to pass through another unit. Heating, Air conditioning or ventilating systems shall not combine return air supply from separate dwelling units.
- YES NO N/A BUILDING SAFETY: All exterior walls of the ADU are appropriately fire-rated based on Fire Separation Distance, Construction Type, and applicable provisions of the California Building Code (CBC). No wall openings exist less than 5 ft. (3 ft if sprinklered) to property line. All separation walls and floor/ceiling assemblies, plus their supporting construction for attached units, are appropriately fire and/or smoke rated per the applicable provisions of the CBC. Fire sprinklers are installed in entire building when total floor area (ADUs plus Primary Residential Facility) exceeds 3,600 sq. ft. as a result of an addition or when changes of occupancy classification occur. Fire sprinklers are installed in ADUs when the primary residential facility is required to be protected by fire sprinklers.
- YES NO N/A If the proposal is for a new, or substantial rehabilitation of an existing primary residence, the nearest hydrant has a flow greater than 1,000 gallons per min (gpm) and min pressure of 20 pounds per sq. inch (psi).
- YES NO N/A Attached ADUs require minimum Sound Transmission Classification (STC) rating 50-45 when tested per American Society for Testing and Materials (ASTM) E90 or STC 50.
- YES NO N/A All other building code requirements are met.

Note: Demolition or deconstruction of greater than 50% of an existing building will require a demolition permit and will be considered a new building and not a conversion for the purpose of determining applicable building Codes as per Code Bulletin D-18-001. If during construction, field conditions warrant removal of more than 50% of the building a revision shall be submitted prior to continued removal of building components. Lifting or moving of buildings is subject to Code bulletin D-18-001.

GENERAL BUILDING CODE REQUIREMENTS AND ACKNOWLEDGEMENTS FOR JADUS

- YES NO N/A JADU will not have a separate address.
- YES NO N/A JADU has independent entryway that meets minimum egress path requirements to the public way.
- YES NO N/A Primary access to JADU meets Code requirements for stairs, handrails, landings, headroom, door width, etc.

JADUs do not require separate electrical or gas meters, or fire separation between primary dwelling and JADU. Minimum STC-45 sound transmission is also not required for JADUs.

I have reviewed the above checklist and certify that the project conforms to all applicable criteria from Step 2.

Applicant's Signature

Date

Reviewer's Signature

Date