



# CITY OF PASADENA

## BUILDING AND SAFETY DIVISION

175 North Garfield Avenue, Pasadena, CA 91101-1704  
(626) 744-4200 Fax: (626) 744-3979  
[www.cityofpasadena.net](http://www.cityofpasadena.net)

## ACCESSORY DWELLING UNIT (ADU)

**Assembly Bill 2299 and Senate Bill 1069 amended sections of the State Law regulating second dwelling units, now known as Accessory Dwelling Units (ADUs).**

### **BUILDING CODE REQUIREMENTS FOR ACCESSORY DWELLING UNIT (ADU)**

**In general, ADUs must comply with currently adopted building and related codes. For additional information on the requirements, please contact Building & Safety at (626) 744-7601 or by visiting Building & Safety's public counter (Window #2) in the Permit Center during regular business hours. Please contact other divisions & departments for additional requirements for ADUs.**

**The following is a guideline (not a comprehensive list) of the building code requirements:**

- New addressing required for ADU
- Site plan
- Existing & proposed floor plan for ADU
- Area of improvements to be clearly identified
- Minimum floor area of ADU shall be 150 square feet
- Habitable rooms to be minimum of 70 square feet
- Habitable rooms shall be not less than 7 feet in any horizontal dimension
- Habitable spaces and hallways shall have a minimum ceiling height of 7 feet
- Bathrooms, toilet rooms and laundry rooms shall have a ceiling height of not less than 6 feet 8 inches
- Every ADU shall be provided with a water closet, lavatory and a bathtub or shower
- Each ADU shall be provided with a kitchen area and every kitchen area must be provided with a sink
- Plumbing fixtures shall be connected to a sanitary sewer or to an approved private sewage disposal system
- Plumbing fixtures shall be connected to an approved potable water supply
- Kitchen sinks, lavatories, bathtubs, showers, bidets, laundry tubs and washing machine outlets shall be provided with hot and cold water
- All glazing must comply with currently adopted codes
- Exterior walls construction, projections, openings and penetrations of ADU shall comply with currently adopted codes
- Dwelling units shall be separated from each other by wall and floor assemblies having not less than a 1-hour fire resistance rating
- Openings and penetrations through the walls or ceilings separating the dwelling from the garage shall be protected by currently adopted codes
- Openings and penetrations from a private garage directly into a room used for sleeping purposes shall not be permitted
- The garage and/or carport shall be separated as required by currently adopted codes from the dwelling
- Habitable rooms shall be provided with natural light & ventilation as required by currently adopted codes



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## ACCESSORY DWELLING UNIT (ADU)

- Every dwelling unit shall be provided with heating equipment capable of maintaining a room temperature of not less than 68 degrees Fahrenheit at a point 3 feet above the floor and 2 feet from exterior walls in habitable rooms. The installation of one or more portable space heaters shall not be used to achieve compliance with this requirement
- Each sleeping room in an ADU must comply with emergency escape and rescue opening requirements
- At least one egress door shall be provided for each ADU, the egress door dimensions shall comply with currently adopted codes and must have a continuous and unobstructed path of vertical and horizontal egress travel from all portions of the dwelling to the required egress door without requiring travel through a garage. The required egress door shall open directly into a public way or to a yard or court that opens to a public way
- Smoke alarm installation must comply with currently adopted codes
- Carbon monoxide alarms shall be provided in an ADU where the dwelling unit contains a fuel-fired appliance or fireplace, or the dwelling unit has an attached garage
- All electrical wiring and fixtures must be installed in compliance with currently adopted codes
- Moisture barrier shall be provided for the concrete slab of the ADU
- All interior and exterior ADU walls shall have coverings or wall finishes in accordance to currently adopted codes
- ADU must comply with California Energy Commission's requirement