



ADUs and JADUs FAQs

Accessory Dwelling Units (ADUs) can be detached from or attached to a residence or accessory building and can be converted from existing building area or can be newly constructed.

Junior Accessory Dwelling Units (JADUs) must be converted from the existing building area of a residence (may include the attached garage area) or be part of a newly constructed residence.

For both definitions, please refer to CA Govt. Code Sec. 65852.2 and 65852.22.

BUILDING & SAFETY DIVISION REQUIREMENTS

Based on the 2022 California Residential Code and 2022 Ventura County Building Code unless noted otherwise

1. Is Fire Prevention review required?

ADU Yes, if there is any new square footage or if the ADU is converted from a detached accessory structure.

JADU No, unless the JADU is part of a newly constructed residence.

2. Is a 1-hour fire rated separation required between an attached ADU/JADU and the main dwelling?

ADU Yes. *CRC R302.3*

JADU No, the JADU shall not be considered a new or separate dwelling. *CA Govt. Code Sec. 65852.22(d)*

3. Are automatic fire sprinklers required?

Usually if the main dwelling is sprinklered, then the ADU/JADU must also be sprinklered. Contact Fire Prevention for more information.

4. Is fire rated construction required at walls next to property lines?

Typically new exterior walls that are less than 5' (non-sprinklered) or less than 3' (sprinklered) from property lines must be 1 hour fire rated construction. If an accessory structure is converted to an ADU, there may be a requirement for rated construction at the setback. *CRC Table R302.1*

5. Is an exterior entry/egress door required that is separate from the exterior doors at the main dwelling or accessory structure? (Hinged 34" wide door is required)

ADU Yes. *Definitions, CRC "Accessory Dwelling Unit"*

JADU Yes. *CA Govt. Code Sec. 65852.22(a)(5)*

6. Is a door providing interior access allowed into the attached main dwelling or accessory structure?

ADU No, an interior access to the main dwelling or accessory structure is not allowed.

Definitions, CRC "Accessory Dwelling Unit"

JADU Usually it is optional. It is required only if the JADU shares a bathroom or heating appliance with the main dwelling. *CA Housing and Community Development (HCD) ADU Handbook 2022*

7. Is a separate electric service required?

ADU Depends on the existing service capacity. Check with the service provider.

JADU No.

8. Is an independent water heater required?

ADU Yes.

JADU No, may share a water heater with the main dwelling.

9. Is an independent heating appliance required?

ADU Yes. *CRC R303.10*

JADU No, may share a heating appliance with the main dwelling. See #6 above.

10. Is independent water/sewer/gas service from main dwelling required?

ADU Depends on the existing service capacity. Check with the service provider.

JADU No, the JADU shall not be considered a new or separate dwelling. *CA Govt. Code Sec. 65852.22(d)*

11. Is a kitchen required? (Sink, refrigerator space, and permanent cooking appliance)

ADU Yes. *Definitions, CRC "Accessory Dwelling Unit"*

JADU Efficiency kitchen required: minimum of plug-in hot plate, microwave, refrigerator; counter/cabinets; and sink. *CA Govt. Code Sec. 65852.22(a)(6)*

12. Is a plumbing connection required for a clothes washing machine?

ADU Yes, when the ADU is detached.

California Plumbing Code Table 2902.1

JADU No, the JADU shall not be considered a new or separate dwelling. *CA Govt. Code Sec. 65852.22(d)*

13. Is a separate bathroom required?

ADU Yes.

Definitions, CRC "Accessory Dwelling Unit"

JADU May have its own bathroom or may share a bathroom in the main dwelling. See #6 above.

CA Govt. Code Sec. 65852.22(h)(1)

14. Is Building & Safety plan review required?

Depends on the extent of construction. Usually plan review is required at a minimum if CA Energy Compliance Forms must be reviewed and if any structural work is done. ADUs less than 750 sq. ft. may have reduced fees.

15. Are California Energy Compliance Forms required?

ADU Yes, at a minimum because of the new heating appliance.

JADU Yes, if an attached garage is converted to habitable space or if a new heating appliance or windows are installed.

16. Is a Zone Clearance from the Planning Division required?

The Planning Division will determine if a Zone Clearance or "Exempt" documentation is provided.

17. Does construction need to comply with 2022 CRC and VCBC new construction requirements for aging-in-place, all-electric, or High Fire Hazard steep slope?

ADU Yes, if the ADU is new detached construction, attached as part of a newly constructed structure, or meets the size requirement for additions. See the Codes for exemptions.

JADU Yes, if the JADU is part of a newly constructed residence.

18. Is a separate address required?

ADU Yes.

VC Policy and Interpretations #2013-A002

JADU Yes.

VC Policy and Interpretations #2013-A002

19. Is there a minimum size required?

ADU 190 sq. ft. of living space and a separate closet and bathroom

CA Building Code 1208.4

JADU 120 sq. ft. of living space not including the bathroom, if provided.

CA Building Code 1208.3

PLANNING DIVISION REQUIREMENTS for Non-Coastal Areas FOR INFORMATION ONLY

Based on the VC Non-Coastal Zoning Ordinance(NCZO) Div. 8, Ch. 1 (02/07/2023 Edition or later)

20. Is new construction for an ADU or JADU allowed when the main dwelling or accessory structure is existing?

ADU Yes. New construction is allowed. Some restrictions apply. See the Planning Division staff for more information. *NCZO Sec. 8107-1.7*

JADU No. New square footage is not allowed unless it is part of a newly constructed residence.

NCZO Sec. 8107-1.7.6(a)(3)

21. Can part of an existing residence, including the attached garage be converted to an ADU/JADU?

ADU Yes. *NCZO Sec. 8107-1.7.3(c)*

JADU Yes. *NCZO Sec. 8107-1.7.6(3)*

22. Can part of a detached or attached accessory structure be converted to an ADU/JADU?

ADU Yes. *NCZO Sec. 8107-1.7.3(d) and 8107-1.7.3(b)*

JADU No. *NCZO Sec. 8107-1.7.6(6)*

23. Is there a maximum size limit?

ADU There are maximum size limits depending on the lot size and whether the ADU is attached or detached. See Planning Division staff for more information. *NCZO Sec. 8107-1.7*

JADU 500 sq. ft. maximum.

NCZO Sec. 8107-1.7.6(b)

24. Is an ADU/JADU allowed on lots with multi-family dwelling(s)?

ADU Yes, detached, or converted accessory space is allowed. See Planning Division staff for more information.

NCZO Sec. 8107-1.7.4 and 8107-1.7.5

JADU No. *NCZO Sec. 8107-1.7.6(a)(5)*

25. What is the property line setback allowed by the Planning Division for new construction?

ADU 4' side and rear yard setbacks. *NCZO Sec. 8107-1.7.5(e)(2)*

JADU Does not apply.

See the Planning Division for Zoning Ordinance information including the following topics:

Allowable lot zoning designations for ADUs * Parking requirements * Owner-occupied requirements *
Deed restrictions * Maximum building height * Number of ADUs allowed on a lot

08/03/2023