

DESIGNER'S GUIDE

What are pre-approved ADU plans? Building designers can submit plans to the City of Hayward for a detached ADU prior to having a site or client for the project. The approval will only last for the duration of the code cycle under which the plans were reviewed. However, the same unit can be built multiple times under one primary plan review fee. Inspection fees for construction and some minor review fees for the specific site will still apply in all cases.

Pre-Approved ADU plans only cover the unit itself. This includes:

- Architectural drawings
- Structural drawings / calculations
- MEP plans
- T-24 Energy Reports.

When a site is selected for construction, the designer, or an authorized representative, shall prepare a site plan for the pre-approved ADU. At a minimum, the drawing shall include the following:

- Show the distance to property lines and other structures.
- Provide information regarding utility connections (sewer, water, gas and power).
- Show any grading information and provisions for site drainage per **CRC R401.3**.
- Show compliance with Planning Division required setbacks.
- Indicate Building Code required fire separation distances. See **CRC section R302 and TABLE R302.1(1)** for exterior wall and overhang protection requirements.
- Provide details for any modifications to the foundation system based on the conditions of the site. The designer or their authorized representative shall verify the proposed location is compatible with the pre-approved foundation design. Please note that extensive foundation design modifications may be required based site conditions. Additional review fees will be required in these circumstances.

ITEMS PRE-APPROVED	ITEMS STILL REQUIRED
<ul style="list-style-type: none"> <input type="checkbox"/> <u>Architectural Plans</u> <ul style="list-style-type: none"> • Floor plans • Elevations • Sections • Details <input type="checkbox"/> <u>Structural Plans & Details</u> <ul style="list-style-type: none"> • Floor Framing Plan • Roof Framing Plan / Details • Truss Submittal (if applicable) • Structural calculations (if applicable) <input type="checkbox"/> <u>Plumbing, Mechanical & Electrical Plans</u> <input type="checkbox"/> <u>Title 24 Energy Reports</u> 	<ul style="list-style-type: none"> <input type="checkbox"/> <u>Cover Sheet</u> <ul style="list-style-type: none"> • Project location / address <input type="checkbox"/> <u>Site Plan</u> <ul style="list-style-type: none"> • Building location on site • Dimensions from ADU to existing buildings and property lines • Site drainage <input type="checkbox"/> <u>Site-specific Foundation Details</u> <input type="checkbox"/> <u>Separate Permits</u> <ul style="list-style-type: none"> • Address application • Encroachment permits (if applicable) • Grading Permit (if applicable)