



# DETACHED ACCESSORY DWELLING UNIT (ADU) - PRE-APPROVED PLANS

Development Service Department • 777 B Street Hayward, CA 94541

<https://www.hayward-ca.gov/content/accessory-dwelling-unit-information-and-permit-process>

Accessory Dwelling Units (ADUs) are independent homes on the same lot as a primary residence. Per the Building Code, ADUs meet the definition of a “dwelling unit” as they contain permanent cooking, sanitation and sleeping facilities.

**Eligibility Requirements.** In accordance with AB 1332, the City of Hayward is now accepting applications from architects and designers to “pre-approve” plans for detached ADUs. To determine eligibility for the pre-approval process, please indicate whether the proposed plans meet the requirements listed below by circling “YES” or “NO” for each section.

Do the ADU plans meet the following eligibility requirements?	Compliance (Circle One)
1. <u>Construction Documents.</u> <b>Are the plans prepared by a professional</b> designer/draftsperson, architect or engineer that has knowledge of the California Residential Code and prior experience with home additions and/or ADUs?	Yes    No
2. <u>Maximum Unit Sizes and Floor Area.</u> Detached ADUs shall be less than or equal to 1,200 square feet. <b>Is the proposed ADU less than or equal to 1,200 square feet?</b>	Yes    No
3. <u>ADU Building Height.</u> Detached ADUs shall be limited to 16-feet in height. Height is measured from grade to the highest point of the roof for flat roof, to the top roof line for a mansard roof and to the mid-point of the highest gable for a pitched/hip roof. <b>Will the proposed ADU be less than or equal to 16-feet?</b>	Yes    No

**Fire Requirements (optional).** Per the Building Code, ADUs are considered separate homes and shall comply with the provisions in the California Residential Code related to exterior wall protection, opening limitations and fire separation distance. (See CRC R302). ADUs without fire rated exterior walls will need to maintain specific fire separation distance requirements from property lines and other structures. In addition, ADUs are required to have fire sprinklers if the primary residence has sprinklers or if there are any active improvements or additions that would require the primary residence to have sprinklers. While the City is able to pre-approve ADU plans whether or not they incorporate fire rated walls and/or fire sprinklers, plans that include these elements will likely be desirable to a wider range of potential buyers.

Do the ADU plans meet the following <i>optional</i> Fire requirements?	Compliance (Circle One)
1. <u>Fire Rated Exterior Walls.</u> <b>Does the ADU have fire rated exterior walls?</b>	Yes    No
2. <u>Fire Sprinklers.</u> <b>Does the ADU have fire sprinklers?</b>	Yes    No