



Community Development Department

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Petaluma Building Code Requirements for Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs)

2022 California Building Standards Code and Petaluma Municipal Code as amended by Ordinance 2834

- An ADU meets the definition of a dwelling unit and will be constructed to code requirements for a dwelling unit.
- A JADU is considered a part of the primary dwelling or residence on the parcel.
- A Junior Accessory Dwelling Units (JADU) is part of an existing or proposed primary dwelling. As such it is not considered a separate dwelling unit.
- The JADU is connected to a primary residence. An efficiency kitchen and a separate entry is required to be included. A JADU may also provide toilet, bathing, or laundry facilities.
- Both require living space location and dimensions in compliance with Petaluma Zoning Code.
- Both require new addresses for the new habitable space – contact Petalumaplanning@cityofpetaluma.org

CBC and CRC Definitions

Dwelling Unit. A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation. *[HCD 1-AC] For the purposes of Chapter 11A, a single unit of residence for a family of one or more persons. Examples of dwelling units covered by Chapter 11A include condominiums, an apartment unit within an apartment building, and other types of dwellings in which sleeping accommodations are provided but toileting or cooking facilities are shared by occupants of more than one room or portion of the dwelling. Examples of the latter include dormitory rooms and sleeping accommodations in shelters intended for occupancy as residences for homeless persons.*

ACCESSORY DWELLING UNIT. [HCD 1 & HCD 2] An attached or detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. Accessory dwelling units shall include permanent provisions for living, sleeping, eating, cooking and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated. (See Government Code Section 65852.2)

Dwelling Unit, Junior Accessory, or JADU is a dwelling unit that is no more than 500 square feet in size and contained entirely within an existing single-family building. A JADU includes an efficiency kitchen, a separate entrance from the main entrance to the building, and an interior entry to the main living area. A JADU may include separate sanitation facilities, or may share sanitation facilities with the existing single-family building. A JADU does not contain complete independent living facilities without the attached primary dwelling.

Kitchen. Kitchen shall mean an area used, or designated to be used, for the preparation of food. The area shall include a sink, counter with storage space, and permanent or built-in provisions for food preparation and cooking. Permanent cooking appliance provisions shall be supplied with at least one electrical circuit greater than 120-

Volt, or fuel gas outlet. Kitchens shall be provided with exhaust per the California Mechanical Code, plumbed per the California Plumbing Code, and wired per the California Electrical Code.

Kitchen, Efficiency. An efficiency kitchen shall mean an area used or designed to be used for the preparation of food. The area shall include a sink, a food preparation counter, storage cabinets, and a cooking facility with appliance having no electric utilization greater than 120-Volt and no fuel gas. Efficiency kitchens shall be vented per the mechanical code. Efficiency kitchens shall not be sufficient to constitute kitchen cooking facilities in a dwelling unit.

Location

The ADU is permitted on most residential lots and has specific requirements in the Petaluma zoning code. [Ch. 7 Standards for Specific Land Uses | Petaluma Implementing Zoning Ordinance \(municipal.codes\)](#)

Where the structure is detached or new the ADU will comply with the building standards for new residential dwellings.

Where the structure is an addition the ADU or JADU will comply with the building standards for a residential addition.

Where the ADU or JADU will be converted from existing space within a residence, it will comply with the requirements for an alteration. Where a space is proposed to change use or occupancy classification, the provisions of the California Existing Building Code [CEBC] will apply. See CEBC Section 506.4.3 for structural requirements where converting U occupancies to R-3 occupancy classification.

Compliance with the provisions of the California Energy Code and California Green Building Code for alterations is required.

ADU and Dwelling Unit requirements

All dwelling units include complete independent living facilities and must include provisions for living, sleeping, eating, cooking and sanitation.

- Residential occupancy classification as R-3. [CRC 1.1.3.1]
- Fire resistive separation between the primary dwelling and other dwelling units such as an ADU unit. [CRC 302] (Not applicable to a JADU.)
- Separate heating facilities and/or controls. Portable space heaters shall not be sufficient to meet this requirement. [CRC R303] (JADUs may share permanent heating facilities with the primary dwelling.)
- Minimum light and ventilation of living and sleeping space with room dimensions per building code [CRC R304 & R305], Petaluma Zoning Code or CRC Tiny Home Appendix Q.
- Sanitation by means of toilet, kitchen, and bathing facilities. Water supply and sewage connection by means of common or separate utility services. [CRC R306 & R307] (Separate facilities are not required for a JADU.)
- Separate primary dwelling entrance and exit door. [CRC R310, R311] (Also required for JADUs)
- Separate address for each dwelling. [CRC R319] (Also required for JADUs)
- Concrete floor slab vapor retarder, especially in new structures or conversions of spaces with occupancy classification U. [CRC R506]
- Reduced sound transmission between units. [CRC Appendix K311] Not applicable to a JADU.
- Separate plumbing supply shut off valve. [CPC 606.3] Not applicable to a JADU.
- 1 kitchen sink and 1 automatic clothes washer connection per dwelling. [CPC 422.1]
- Separate electrical disconnecting means with minimum 100-amp rating. [CEC 240.24 and 230.7]
- Structural adequacy where original construction was not for a dwelling or, particularly in conversions of structures or portions of structures with occupancy classification U, Structures must meet the seismic provisions of the California Existing Building Code (CEBC) [CEBC 506.4]