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Petaluma Building Code Requirements for Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU)

2019 California Building Standards Code and Petaluma Municipal Code

- An ADU meets the definition of a dwelling unit and will need to meet the residential code requirements for a dwelling unit.
- A JADU is considered a part of the primary dwelling or residence on the parcel.
- An ADU meets the California Residential Code (CRC), for a dwelling unit.
- A Junior Accessory Dwelling Units (JADU) also meets the code requirements, but is part of an existing or proposed primary dwelling. As such it is not considered a separate dwelling unit.
- The JADU is open and 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.

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.

Accessory Dwelling Unit (ADU). 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 multi-family dwelling is or will be situated.

Accessory Dwelling Unit, Junior (JADU). A portion of an existing or proposed dwelling unit with a separate entry, and equipped with an efficiency kitchen. The JADU is inter-connected and open to the primary dwelling with a hall or stairway. The unit does not contain complete independent living facilities without the attached 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 provisions for cooking appliances shall be supplied with greater than 120-Volt electrical circuit, or fuel gas outlet. Kitchens shall be vented per the mechanical code.

Kitchen, Efficiency . An Efficiency Kitchen (also known as kitchenette) shall mean an area used or designed to be used for the preparation of food with cooking appliances having no electric outlet greater than 120-Volt and no fuel gas. The area shall include a sink, counter with storage space, and provisions for food preparation. 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.

Dwelling requirements

All ADU 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] Not applicable to a JADU.
- ✓ 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] Not applicable to a JADU.
- ✓ Separate primary dwelling entrance and exit door. [CRC R310, R311]
- ✓ Separate address for each dwelling. [CRC R319] Not applicable to a JADU.
- ✓ 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.
- ✓ Separate or shared service sink, laundry tray or washer connection [CPC 422.1]
- ✓ Separate electrical disconnecting means with minimum 100-amp rating. [CEC 240.24 and 230.7]
- ✓ Structural adequacy based on original construction as a dwelling or, especially in conversions of structures or portions of structures with occupancy classification U, meeting the seismic provisions of the California Existing Building Code (CEBC). [CEBC 506.4]